



Holly House
Worlington, Suffolk

**DAVID
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Holly House The Street, Worlington, Bury St. Edmunds, Suffolk, IP28 8RU

The Suffolk village of Worlington lies approximately 8 miles north east of the world renowned horse racing town of Newmarket and approximately 20 minutes commute to the outskirts of Cambridge. It is home to the Royal Worlington, often listed among the UK's top 100 golf courses, and the highly regarded Worlington Hall hotel and restaurant. There is also an active cricket club and a pub, all with excellent links to the A11, Cambridge and London.

This impressive, 2,250 sq ft detached property is situated in a popular village location set within grounds approaching 1.3 acres. The property offers tastefully presented, spacious living accommodation with the potential to enlarge further (subject to planning) and sits within mature gardens with ample parking, a triple garage and workshop and paddock. In all about 1.3 acres.

A beautifully appointed four-bedroom detached family home with paddock and gardens measuring around 1.3 acres.

Ground Floor

ENTRANCE HALL Staircase rising to the first floor, tiled floor, door to all rooms and door to under stairs cupboard/airing cupboard, housing hot water cylinder and slatted shelves.

SITTING ROOM Double aspect room with two sash windows to front sash window to rear, Stovax log burning stove.

FAMILY ROOM Double door opening and two sash windows to front aspect and door leading through to the:

OFFICE With fitted furniture, including desk, shelves, drawers and storage units and window to side aspect.

KITCHEN/DINING ROOM Stunning light and bright kitchen/dining room, refitted in the last few years with a stone tiled floor, a matching range of base and eye level storage cupboards and drawers with granite worktops over. Window to rear aspect, Belfast inset sink and drainer with mixer tap, Miele induction hob, AGA, Miele fan oven and Miele coffee machine, built in integral Miele Fridge/Freezer and Miele Dishwasher opening through to dining area with fitted furniture and double doors to.

GARDEN ROOM Continuation of stone floor, double doors to side leading to garden.

REAR LOBBY With back door and seating area for shoes.

CLOAKROOM Part tiled walls window to side, low-level WC and wash hand basin.

UTILITY ROOM With space and plumbing for washing machine and tumble dryer, wine fridge, large storage cupboard, matching base and eye level units with oak worktops surfaces over.

First Floor

LANDING Spacious galleried landing with seating area and doors leading off to all bedrooms, sash window to front aspect.

MASTER BEDROOM With sash window to rear, opening leading through to the **DRESSING ROOM** with matching range of fitted wardrobes and sash window to front. Door to: **ENSUITE** fully tiled with a walk-in shower with rainwater showerhead, low-level WC, wash hand basin with vanity store cupboard drawers below, window to rear with fitted shutters, spotlights to ceiling and a chrome heated towel rail.

BEDROOM 2 Sash-windows to front, also with built-in wardrobes.

BEDROOM 3 Built-in wardrobes and sash windows to rear aspect.

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BEDROOM 4 With sash window to front aspect.

FAMILY BATHROOM Fully tiled space with bath complete with shower. Chrome heated towel rail, wash hand basin with vanity drawer storage under, sash windows to rear and fitted shutters.

Outside

The front of the property is approached through a gated entrance with sweeping paved driveway leading to ample parking and the **TRIPLE GARAGE**. Separate electric gates and additional pedestrian gate with a pathway to the front door. The front gardens are mainly lawned with established flower borders and mature bedding allowing for privacy, boosted by the brick wall. To the rear, there is a block paved parking area leading to the triple garage with electric doors, power and light connected and space in roof for storage. Access through to **workshop**. Separate side garden with exposed clunch walls and brick-built greenhouse. The beautifully tended to mature gardens are predominantly lawned and extend to approximately 1.2 acres with an established range of flower borders a quaint wooded area. Further patio seating area and **summer house**, raised vegetable bedding area and gated access to rear leading to adjoining paddock ideal for a horse and stunning views beyond.

In all about 1.2 acres.

SERVICES Oil fired central heating. Mains water, and electricity and drainage. Note: None of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND F (£3,071.55 per annum).

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction.

WHAT3WORDS next.nuzzled.happening

EPC Band D. (Copy available upon request).

COMMUNICATION SERVICES: (Broadband): Yes Speed up to 56 Mbps download, up to 16 Mbps upload.. **Phone signal** : Likely with all major providers.

VIEWING by prior appointment only through David Burr estate agents

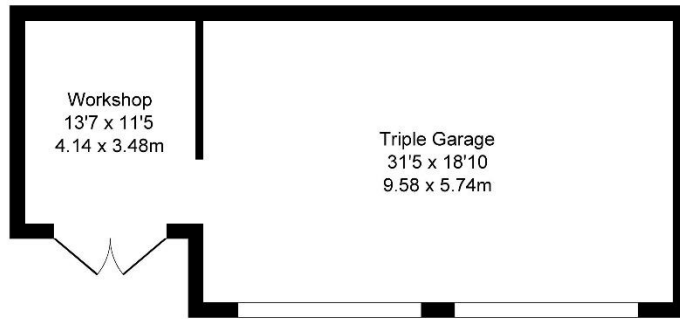
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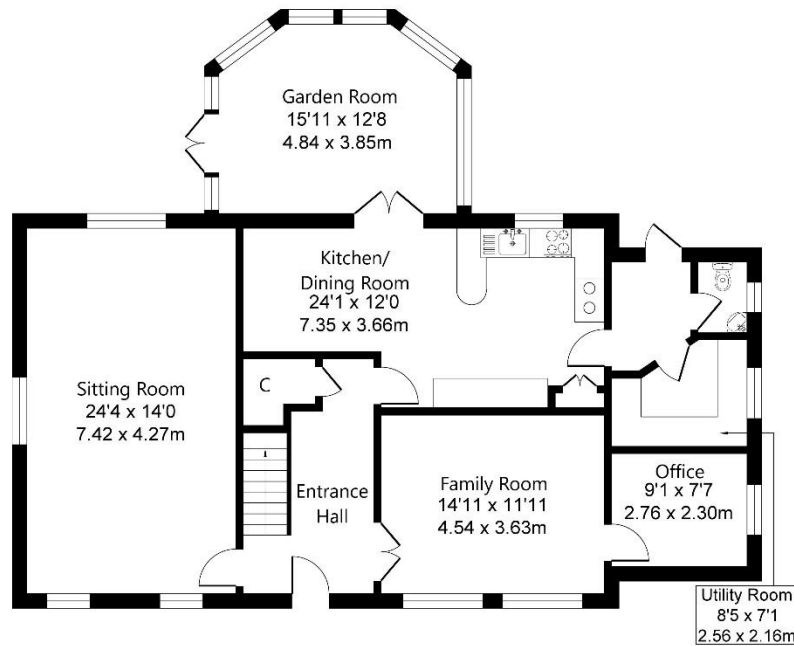
Garage

Area: 69.3 m² ... 747 ft²



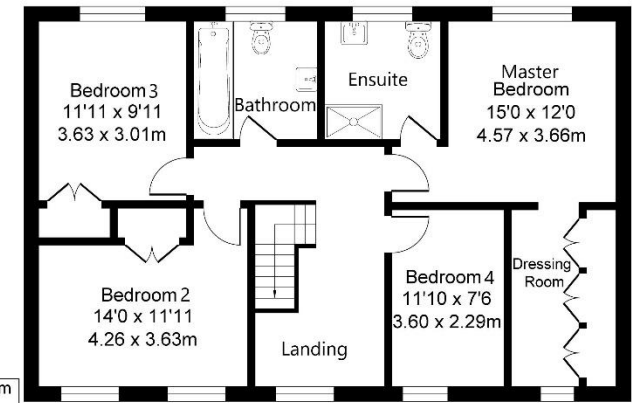
Ground Floor

Area: 123.2 m² ... 1326 ft²



First Floor

Area: 87.4 m² ... 942 ft²



Total Area: 280.0 m² ... 3015 ft²

All Measurements are approximate and for display purposes only



