



Shop Street, Worlingworth, Woodbridge, IP13 7HX

Guide Price £525,000 - £550,000

Occupying an outstanding tucked away position, this immaculately presented four bedroom detached house boasts beautiful rural views over the open countryside. Further benefitting from grounds extending to 0.25 acre (sts), good off-road parking, single garage and accommodation in excess of 1,700 sq ft. Being sold with no onward chain.

- Over 1,700 sq ft
- 0.25 acre (sts)
- Immaculately presented
- Freehold
- Garage
- Beautiful rural views
- Council Tax Band E
- Energy Efficiency Rating C.



Property Description

Situation

Located in the idyllic north Suffolk countryside, the property is found within the sought after and well regarded village of Worlingworth. Enjoying a most pleasing individual position set back from the building lying upon the street and overlooking rural farmland and fields to the rear. The house is one of four properties found within an executive/private secluded situation. The historic market town of Eye and well served village of Stradbroke both offer an extensive range of day to day amenities and facilities can be found just 5 miles away, whilst a mainline railway station can be found within the larger historic market town of Diss being some 12 or so miles to the north east.

Description

The property comprises a four bedroom detached house having been built in 2012 by local respected builders to a very high specification and of traditional construction with high thermal

insulation levels (heated by a modern oil fired central heating boiler via radiators). Internally the property offers an expanse of versatile living space in excess of 1,700 sq ft over three floors, predominantly most of the rooms enjoy a lovely rural aspect with views over the unspoilt countryside. The modern and contemporary fixtures and fittings throughout are of a high specification and the property is presented in a most excellent decorative order.

Externally

The property is approached by a brick weave courtyard leading up to the house and single attached garage, (garage attached solely to the property in question and measuring 13' 5" x 12' 1" (4.10m x 3.70m) with electric roller door to the front, power/light connected and storage space within eaves). Predominantly the gardens lie to the rear of the property backing onto the rural countryside and are in the regions of 0.25 of an acre (sts). A paved patio area sits adjacent to the property and creates an excellent space for alfresco

dining, with external stairs leading from ground floor level to first floor level and creating a balcony space giving far reaching views over the unspoilt rural countryside.

The rooms are as follows:

ENTRANCE HALL: 5' 10" x 6' 7" (1.78m x 2.01m) Found to the front aspect of the property and providing good space for shoes, coats etc leading through to the inner hall.

INNER HALL: 3' 3" x 6' 7" (1.00m x 2.01m) Providing access to first floor level, two four panel internal doors giving access through to the kitchen/diner and reception room one/office.

KITCHEN/DINER: 17' 1" x 16' 0" extending to 19' 5" (5.23m x 4.89m extending to 5.93m) A particularly bright and spacious triple aspect room enjoying lovely views to the rear over the open countryside. French doors to the side giving external access. The high specification kitchen provides an extensive range of wall and floor wood fronted units and marble effect roll top work surface over. Inset one and a half bowl black granite sink with drainer and

mixer tap above. Integrated Neff appliances comprising of a four ring electric touch hob, fitted dishwasher, fitted oven, fitted microwave and fridge/freezer to side. Secondary internal door giving access through to utility area.

UTILITY: 8' 11" x 6' 4" (2.72m x 1.95m) maximum measurements including two built-in storage cupboards to side, one housing the pressurised hot water cylinder and the other fitted with shelving for additional storage. Marble effect roll top work surface matching to the kitchen with inset one and a half bowl black granite sink with drainer and mixer tap above. Space and plumbing below for automatic washing machine or tumble dryer etc.

Secondary door giving access through to the cloakroom/wc.

CLOAKROOM/WC: 8' 10" x 3' 6" (2.71m x 1.09m) With frosted window to the rear aspect and comprising of a low level wc, hand wash basin and tiled flooring. A generous size.

RECEPTION ROOM ONE/OFFICE: 7' 9" x 10' 5" (2.38m x 3.18m) Found to the front aspect of the property and lending itself for a number of different uses, potentially could be used as a fifth bedroom if required at ground floor level.

FIRST FLOOR LEVEL - LANDING: 17' 5" x 6' 6" (5.32m x 2.00m)

With window to the rear aspect giving elevated rural views. Further internal access to reception room two, bedroom one and bedroom four. Stairs rising to second floor level. Oak engineered flooring flowing through to reception room two.

RECEPTION ROOM TWO: 17' 3" x 12' 7" (5.27m x 3.84m) A triple aspect room flooded by plenty of natural light and being of a most generous size again having elevated views over the unspoilt countryside. Door to side giving access to the balcony and stairs dropping down to ground floor level. Recently fitted cast iron multi-fuel stove set upon a slate hearth.

BEDROOM ONE: 11' 3" x 10' 5" (3.44m x 3.19m) Found to the front aspect of the property and being a generous double bedroom with the luxury of en-suite facilities.

EN-SUITE: 5' 4" x 10' 3" (1.64m x 3.14m) With frosted window to the rear aspect, being of a high specification and in an excellent condition the bathroom comprises a panelled bath with separate shower attachment over, low level wc and hand wash basin. Heated towel rail to side. Tiled flooring.

BEDROOM FOUR/STUDY/NURSERY: 5' 9" x 6' 5" (1.77m x 1.96m)

Found to the front aspect of the property and currently used as a dressing room, however lends itself for a number of different uses.

SECOND FLOOR LEVEL - LANDING: 5' 3" x 6' 5" (1.62m x 1.98m)

With window to the rear aspect having elevated views, further access to bedroom two, three and family bathroom.

BEDROOM TWO: 9' 9" x 16' 0" (2.99m x 4.89m) An extremely large double bedroom found to the front aspect of the property with the benefit of a built-in storage cupboard space over stairs.

BEDROOM THREE: 16' 2" x 10' 5" (4.95m x 3.19m) Found to the side of the property and still entertaining pleasing views to the rear. A large double bedroom with triple mirrored wardrobe and sliding doors. Fitted shelving internally.

BATHROOM: 7' 0" x 12' 5" (2.14m x 3.79m) With frosted window to the side aspect comprising of a large bath, low level wc and hand wash basin in white. Heated towel rail to side.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

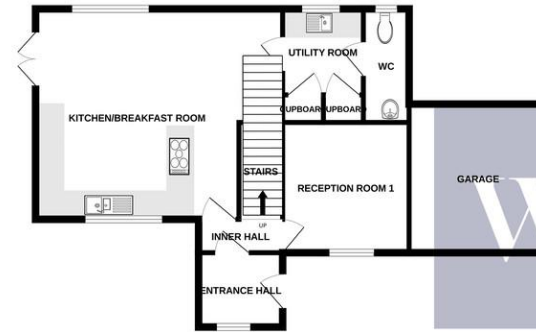
IP22 4JZ

sales@whittleyparish.com

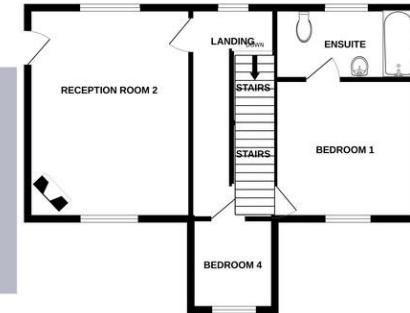
01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



2ND FLOOR
511 sq.ft. (47.5 sq.m.) approx.

TOTAL FLOOR AREA : 1759 sq.ft. (163.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

