



Old Stores Close, Worlingworth, Woodbridge, IP13 7JW

Guide Price £240,000 - £250,000

Boasting a corner plot position with westerly facing rear gardens, this spacious three bedroom house enjoys a pleasing situation within the centre of the village.

- Corner plot position
- Off-road parking
- Approx 700 sq ft
- Westerly facing rear gardens
- Freehold
- Council Tax Band B
- Freehold
- Energy Efficiency Rating E



Property Description

Situation

Located within the idyllic north Suffolk countryside, the property is found in the sought after and well regarded village of Worlingworth. Over the years the village has proved to have been a desirable and sought after location with good day to day amenities by way of shop, public house, excellent schooling, fine church and village hall. The historic market town of Eye and the well served village of Stradbroke both offer a good range of amenities and facilities and can be found five miles away. Whilst a mainline railway station can be found in the larger historic market town of Diss being twelve miles to the north east.

Description

The property comprises a three bedroom semi-detached house having been built in the early 1990s of traditional brick and block cavity wall construction (with cavity wall insulation) under a pitched interlocking tiled roof and with replacement sealed unit upvc double glazed windows and doors. Heated by modern and energy efficient electric radiators. The property is connected to mains drainage. Internally there is a pleasing layout with well proportioned rooms all flooded by plenty of natural light. In the vendor's time of occupation the property has been well maintained and cared for being presented in an excellent decorative order throughout.

Externally

The property is set back from the road upon a corner plot position with the main gardens lying to the rear and being of a generous size wrapping around the property. Enclosed by panel fencing having a good deal of privacy/seclusion within. A paved patio area abuts the rear of the property creating an excellent space for alfresco dining leading onto an area of lawn flanked by planted and established borders. Additionally there is the benefit of two sheds whilst the off-road parking is found to rear boundaries.

The rooms are as follows:

ENTRANCE HALL: Access via a upvc double glazed door to front, a pleasing and welcoming first impression with stairs rising to first floor level giving access to the reception room and kitchen. Storage space beneath stairs and double built-in storage cupboard to side.

KITCHEN/DINER: In essence a double aspect room with window to front and upvc door to side giving external access. The kitchen offers a good range of wall and floor oak fronted units, roll top work surfaces, integrated appliances with four ring electric hob with extractor above and oven below, inset one and a half bowl stainless steel sink with drainer and mixer tap. Space for white goods.

RECEPTION ROOM: Found to the rear of the property and with views and access onto the gardens via French upvc doors.

FIRST FLOOR LEVEL - LANDING:

Giving access to the three bedrooms and bathroom. Built-in airing cupboard to side housing the replaced pressurised hot water cylinder. Access to loft space above.

BEDROOM ONE: A generous size principal bedroom found to the front of the property with double built-in storage cupboards to side.

BEDROOM TWO: With views overlooking the rear gardens.

BEDROOM THREE: Found to the rear of the property and being a similar size to bedroom two.

BATHROOM: A modern and contemporary three piece suite in white with panelled bath and electric shower over, low level wc and hand wash basin.

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

OUR REF: 8304



Viewing Arrangements

Strictly by appointment

Contact Details

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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.



Floor 0



Floor 1



Approximate total area⁽¹⁾
724.06 ft²

Reduced headroom
13.14 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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