



**Church Road, Worlingworth, WOODBRIDGE, IP13 7NU**

**welcome to**

## **Church Road, Worlingworth, WOODBRIDGE**

A well-presented mid-terraced home offering spacious accommodation throughout, including a cloakroom, utility room, generous kitchen, and well-proportioned bedrooms. Outside, the property benefits from a good-sized rear garden with attractive field views, making it an ideal family home.

### **Location**

Situated on Church Road in the picturesque village of Worlingworth, this property enjoys a peaceful rural setting in the heart of the Suffolk countryside. The village offers a strong sense of community and benefits from a range of local amenities, including a village shop, primary school, public house, and village hall. Surrounded by attractive open countryside, the area is ideal for those who enjoy walking, cycling, and outdoor pursuits. Despite its tranquil location, Worlingworth provides convenient access to the nearby market towns of Framlingham, Eye, and Stradbroke, offering a wider selection of shops, restaurants, and everyday amenities. This charming village location combines the best of rural living with practical access to neighbouring towns and transport links.

### **Entrance Hall**

A welcoming entrance hall featuring wood-effect flooring, radiator, and useful under-stairs storage Space. Doors lead through to the lounge and kitchen, providing easy access to the main living accommodation.

### **Living Room**

13' 6" x 12' 10" ( 4.11m x 3.91m )

A bright and characterful reception room featuring wood flooring, a double-glazed window to the front aspect, and an attractive fireplace with exposed brick surround creating a focal point to the room. Radiator, with doors providing access to both the kitchen and entrance hall.

### **Kitchen/Diner**

23' 10" x 10' 5" ( 7.26m x 3.17m )

A well appointed and spacious kitchen fitted with a range of wall and base units complemented by wooden work surfaces and tiled splashbacks. Featuring an integrated oven and dishwasher, with additional space for a freestanding fridge. The room benefits from tiled flooring, radiator, and inset ceiling spotlights. There is ample space for a dining table, making this an ideal area for both everyday family living and entertaining. French doors open onto the rear garden, while a further door provides access to the utility room.

### **Bedroom 1**

13' 11" x 11' 3" ( 4.24m x 3.43m )

A generously sized principal bedroom featuring fitted wardrobe storage and carpeted flooring. A double-glazed window to the front aspect provides plenty of natural light, while a radiator ensures comfort throughout the year. There is ample space for additional bedroom furniture, including a double wardrobe, with a door leading to the first-floor landing

### **Bedroom 2**

10' 6" x 10' 5" ( 3.20m x 3.17m )

A well-proportioned double bedroom featuring carpeted flooring and additional storage. A double-glazed window to the rear aspect enjoys attractive views over the generous rear garden and adjoining fields, creating a pleasant outlook. The room offers ample space for a double bed and additional bedroom furniture, with a door leading to the first-floor landing.





### Bedroom 3

10' 6" x 7' 1" ( 3.20m x 2.16m )

A comfortable bedroom featuring carpeted flooring, a radiator, and a double-glazed window to the rear aspect providing natural light. The room is accessed via a door from the first-floor landing and offers versatile accommodation suitable as a bedroom, nursery, home office, or study

### Bathroom

Fitted with a three-piece suite comprising a panelled bath with shower attachment over, low-level WC, and wash hand basin. The room benefits from laminate flooring, tiled walls, a radiator, and a frosted double-glazed window to the rear aspect, providing both natural light and privacy. A well-presented family bathroom serving the first-floor accommodation.

### Garden

A generous and well-maintained rear garden offering an excellent blend of patio and lawned areas, providing the perfect space for outdoor dining, entertaining and family enjoyment. Backing onto open fields, the garden benefits from a high degree of privacy and a peaceful, rural outlook. The property also features a useful outbuilding, ideal for storage or a variety of alternative uses, with additional garden space situated beyond, further enhancing the overall appeal of this delightful outdoor area.

### Cloak Room

Fitted with a low-level WC and wash hand basin, tiled flooring, frosted double-glazed window to the side aspect providing natural light and privacy, and a door leading through to the utility room. A practical and well-presented ground floor cloakroom.

### Utility Room

An excellent and practical additional space featuring tiled flooring, with doors leading to both the kitchen and rear garden. The room provides dedicated space and plumbing for a washing machine and tumble dryer, making it ideal for everyday household tasks while helping to keep the main living areas clutter-free.

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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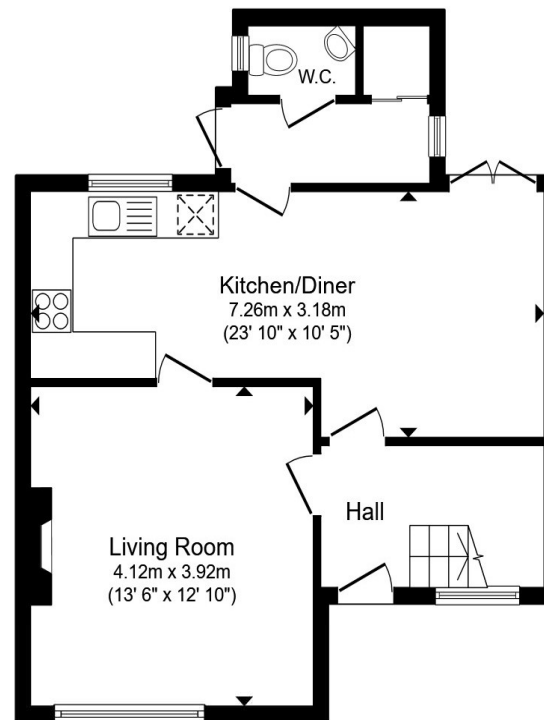
welcome to

## Church Road, Worlingworth, WOODBIDGE

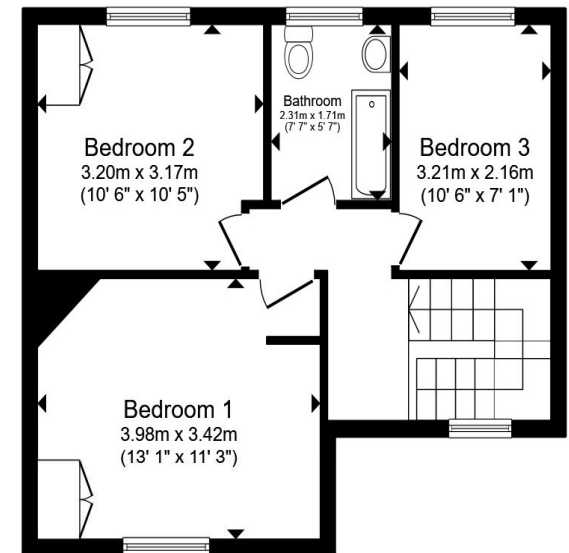
- Cul-de-sac location
- Generous rear garden
- Useful utility room
- Ground floor cloakroom
- Well-proportioned bedrooms

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers in the region of  
**£270,000**



Ground Floor



First Floor

Total floor area 92.2 m<sup>2</sup> (993 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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