



Maisies Meadow, Worlingworth, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
huntingfieldestates.co.uk



A cottage style TWO BEDROOM semi-detached property in the heart of Worlingworth in a quiet spot **GARDEN TO FRONT AND REAR**GARAGE**OFF ROAD PARKING****

LOCATION The property is tucked down a quiet cul-de-sac yet accessible to the village of Worlingworth which has a primary school with Outstanding Ofsted results and also benefits from a community centre which hosts regular events. The Swan Public House and shop is due to reopen soon subject to ongoing works. Be Well Barn with cafe facilities is just some 7 minutes' drive away. Further facilities are available in Stradbroke which is four miles away and benefits from a swimming pool, gym, three public houses, a local shop, library, bakers and medical centre. Stradbroke also benefits from a High School. The market town of Framlingham is approximately seven miles away, as is the market town of Eye, and is particularly well known for its twelfth century castle (Castle on the Hill) and church. The market square is surrounded by interesting shops and a variety of restaurants, it is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. Framlingham provides an excellent range of independent shops, restaurants, public houses, doctor's surgery etc. There are excellent schools in both the private and public sectors. Mainline trains run regularly direct from Norwich to London from Diss train station (approx 25 minutes away).



Guide Price: £225,000

- **Entrance Lobby**
- **Sitting Room**
- **Kitchen/Dining Room**
- **Principal Bedroom**
- **Further Bedroom**
- **Newly fitted Bathroom**
- **Garage and Off Road Parking**
- **Gardens to front & Rear**

MAISIES MEADOW - INTERIOR There is a part glazed Entrance Door leading into an Entrance Porch with a window to the side and space for shoes and coats. There is a fully glazed door leading into the spacious Sitting Room which has a window to the front, large recess under the stairs and shelving either side of the brick-built fireplace and sitting on a quarry tiled hearth is a Wood Burner. There is a night storage heater as back up. A door leads through to the Kitchen/Dining Room which has an extensive range of grey painted wall and base units, laminate worktops over with a composite cream one and a half bowl sink and drainer, mixer taps over with a window above overlooking the pretty rear garden. There is a space for a washing machine and tumble dryer. There is a built-in electric oven, hob and extractor over and space for an American style Fridge/Freezer. A further tall unit in the corner is fully shelved and a part glazed door to the rear garden. and there is ceramic tiling to the floor. Stairs rising from the Sitting Room lead to a landing area with a shelved airing cupboard with hot water tank and immersion heater. The Main Bedroom is light having two windows overlooking the front and a deep recess perfect for wardrobes and also benefits from a deep, built in, wardrobe cupboard. Bedroom 2 is a small double bedroom with a window overlooking the rear garden. The Family Bathroom is newly fitted with a white suite comprising bath with Mira Shower over and shower curtain to side, wc, wash hand basin with opaque window above and small towel rail. There is newly fitted vinyl flooring.



MAISIES MEADOW - EXTERIOR To the front there is a path leading up to the Entrance Door and to the right is a lawned area with a flower bed under the window of the Sitting Room. A side gate leads round to the rear Garden which is a pretty cottage style garden with flower beds to three sides, lawned area, path to personal door to the garage and a patio area perfect for outside dining. You can access the garage from a small slip road to the side of the adjoining property where you will find a garage to the right which has an up and over door, light and power, some boarding to the roof trusses and an extractor for a tumble dryer. There is parking for one vehicle in front of the garage.



TENURE The property is freehold and vacant possession will be given upon completion.

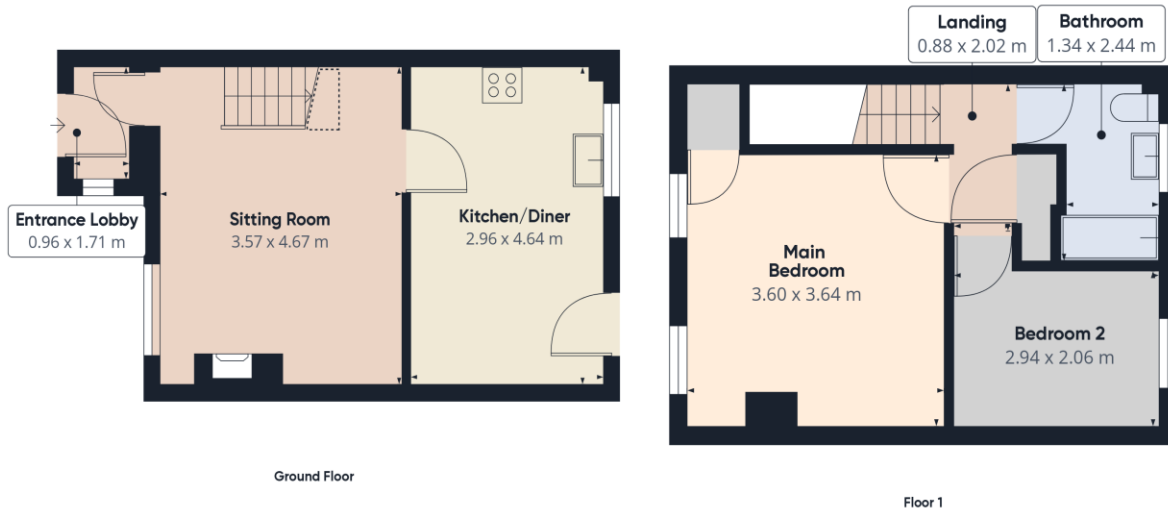
LOCAL AUTHORITY Mid Suffolk **Tax Band:** B **EPC:** D **Postcode:** IP13 7JL

SERVICES Wood burner to the Sitting Room, night storage heaters, mains drains, mains water and electricity.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





Approximate total area
58.93 m²

Reduced headroom
1.49 m²

(1) Excluding balconies and terra

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

