

*A stunning three bedroom detached village house, of exceptional quality and presentation, situated in Willow Tree Yard, Worlingworth.*

Guide Price

£410,000 Freehold

Ref: P7505/B

4 Willow Tree Yard

Shop Street

Worlingworth

Suffolk

IP13 7HG



Sitting room, study/family room, kitchen/dining room, utility room and cloakroom.

Principal bedroom with en-suite shower room, two further double bedrooms and a family bathroom.

Two allocated parking spaces. Electric car charging station.

Enclosed lawned gardens to the rear with paved terrace and timber office with power and light.

Air source heat pump to underfloor heating and radiators.

Contact Us



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## Location

4 Willow Tree Yard is located within a bespoke development known as Willow Tree Yard, which comprises eight cottages and houses, as well as a Grade II listed thatched cottage. Willow Tree Yard is situated within the village of Worlingworth, which benefits from a primary school and is just 7 miles from Framlingham, which is best known locally for its fine medieval castle. Here there is a further excellent choice of schooling in both the state and private sectors, and it also benefits from a variety of shops including a Co-op supermarket, medical centre, public houses and restaurants. The villages of Stradbroke (5 miles) and Debenham (6 miles) as well as the market town of Eye (7 miles), all offer day-to-day shopping and medical facilities, as well as further excellent schooling. The Heritage Coast, the well regarded riverside town of Woodbridge and Snape Maltings Concert Hall, home to the Aldeburgh Festival, are all in easy reach. For commuters, the main railway station at Diss provides direct services to London's Liverpool Street station, Ipswich and Norwich. Located approximately 12 miles from the property, Diss also offers an 18-hole golf course, tennis and squash clubs, an indoor swimming pool and gym, as well as Tesco, Morrisons and Aldi supermarkets. Just under 20 miles to the south of the property is the county town of Ipswich, which offers further national shops, services and a train station.

## Description

4 Willow Tree Yard was constructed in 2019 by Nest Developments, a well regarded local developer. Number 4 Willow Tree Yard forms part of this small residential development of five similar properties and number 4 is being sold with the remainder of a 10 year build warranty. It is a stunning well presented three bedroom detached house with brick elevations under a pitch tiled roof. From the hallway, there is engineered oak flooring with underfloor heating that continues throughout the entrance hall, sitting room and kitchen/dining room. There are doors from the entrance hall to the sitting room which benefits from panelled walls, a feature wood burning stove and French style doors that open out onto the rear terrace. From here there are concealed doors leading through to the kitchen/dining room which has been recently replaced with a matching range of wall and base units and with integrated appliances, dishwasher, fridge/freezer, wine cooler and electric hob and oven. There are further double doors overlooking the south facing garden. A door leads back to the entrance hall where there are doors off to the cloakroom, utility room and study/family room.

Stairs with a built-in understairs cupboard which houses a water cylinder and underfloor heating manifolds rise from the entrance hall to the first floor landing. On the landing there is a skylight, radiator and a built-in double cupboard with doors off to the bedrooms. The principal bedroom has two windows to the rear, built-in wardrobes with sliding doors and hanging rails, two wall mounted radiators and a concealed door to the ensuite shower room. This has a built-in double shower tray and mains fed shower with drencher shower overhead, wall hung basin with mixer tap over and WC with concealed cistern in a tiled surround. There is a chrome heated towel radiator, recessed lighting, extractor fan and ceramic tiled flooring. Bedroom two has a sash style window to the front and a radiator. Bedroom three has two sash style windows to the front, two radiators and access to loft space. The family bathroom has a window to the rear, fitted bath with mixer tap over and shower attachment, wall hung basin and a close coupled WC with concealed cistern in tiled surround. There is also a Minerva shelf and a chrome heated towel radiator. The property benefits from an air source heat pump and double glazing throughout.

## Outside

The property is approached via a shared driveway to a good sized gravelled drive to the side providing off-road parking for two-three vehicles with a electric car charging station. From the driveway there is access to the rear garden and a pathway to the front door. The rear garden is enclosed by close boarded fencing with an area of lawn and paved terrace. At the point of the original purchase the area of decking was installed by the builder to cover the ditch that lies beneath giving more useable garden space. There is a timber home office which benefits from power and light connections. There is external lighting to the front and rear of the property.





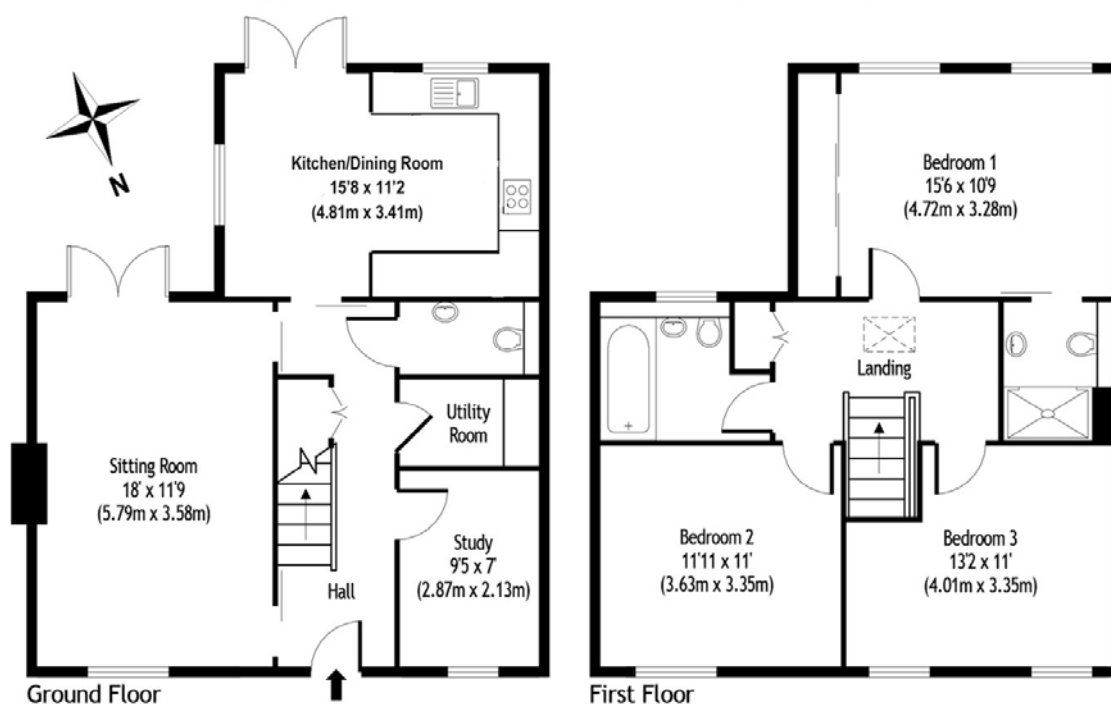








4 Willow Tree Yard, Worlingworth  
Approx. Gross Internal Floor Area - 1249 Sq ft / 126 Sq M



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage and electricity.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = B (Copy available from the agent.)

**Council Tax** Band D; £2,063.04 payable per annum 2024/2025

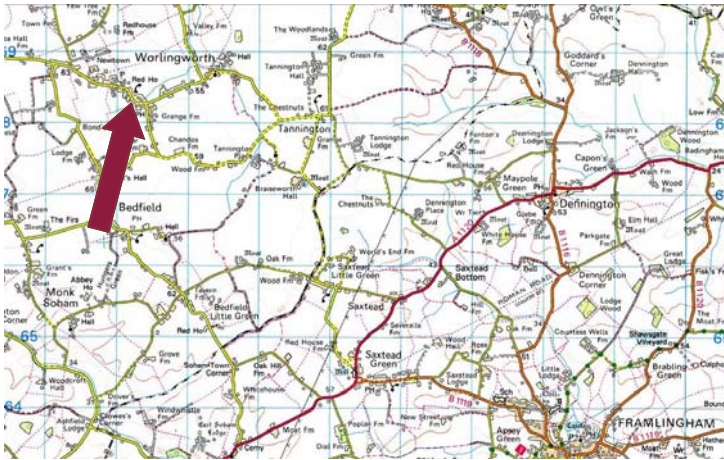
**Local Authority** Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;  
Tel: 0300 1234000

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. The property is subject to a current contribution of £250 per annum to The Willows Tree Yard Management Company Limited as a contribution towards the upkeep of the shared driveways, bin storage area, hedging and fencing and tree maintenance.
5. The property was subject to flooding during storm Babet in October 2023, a government flood prevention survey was commissioned and all recommendations have been carried out to prevent further flooding. Please ask agent for details.

January 2025





## Directions

From Framlingham, take the B1119 to Saxtead Green and at the junction with the A1120, opposite the post mill, turn right and then immediately left. Continue on this road through Saxtead for approximately 2½ miles before taking a left hand turn on a sharp right hand bend signposted to Worlingworth. Upon entering the village, continue to the centre of Worlingworth, just after the Community Centre where Willow Tree Yard will be found on the left hand side. The property can be identified by a Clarke and Simpson For Sale board.

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