

*A spacious, four bedroom modern house situated within Worlingworth, within walking distance of the village school.*

Guide Price  
£450,000 Freehold  
Ref: P7632/C

9 Cordys Meadow  
Worlingworth  
Suffolk  
IP13 7JN



Hallway, kitchen/breakfast room, utility/boot room, cloakroom, dining room, sitting room and study/playroom.

Four first floor bedrooms, two with en-suite shower rooms and family bathroom.

Rear garden and parking for a number of vehicles.  
Garage.

Contact Us



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## Location

Cordys Meadow is a small cul-de-sac of houses and bungalows set within walking distance of the centre of Worlingworth. The village benefits from a primary school and is just 7 miles from Framlingham, best known locally for its fine medieval castle. Here there is a further excellent choice of schooling in both the state and private sectors, as well as 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 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

9 Cordys Meadow is a link detached house, believed to be of brick and block construction with brick elevations under a tiled roof. It offers particularly spacious accommodation over two floors and benefits from UPVC double glazed windows throughout and an air source heat pump serving the central heating.

A front door leads to the hallway where stairs rise to the first floor landing. There is an understairs cupboard and door to the cloakroom with WC and handwash basin. Also off the hallway is the dining room, sitting room and the kitchen/breakfast room. The kitchen/breakfast room has windows overlooking the rear of the property and is fitted with high and low-level wall units. There is a range cooker and space and plumbing for a dishwasher. In addition are roll edge worksurfaces and a one and a half bowl stainless steel sink. An opening leads to an inner lobby that has ample space for an American style fridge freezer. This leads to a utility/boot room. This spacious room has space and plumbing for a washing machine and tumble dryer as well as high and low-level wall units. There is a window to the front of the property and a door to the rear. The dining room is currently used as a snug and has a bay window to the front of the property. The spacious sitting room is dual aspect and has a central fireplace with woodburning stove. There are French doors opening up to the rear garden. From the sitting room there is access to a study/playroom. This has French doors opening to the garden, a window to the front of the property and a convector heater. From here there is a door to the garage.

The first floor landing has a window to the front of the property and a built-in cupboard with large hot water cylinder. There is access to the four bedrooms and bathroom. The principal bedroom has wall to wall fitted wardrobes and a window to the rear of the property. Off this is a shower room comprising WC, handwash basin and a shower. It also has a window. Bedroom two is a double with a window to the front of the property and a separate shower room comprising a handwash basin, WC and shower unit. Both bedrooms three and four are doubles and have fitted wardrobes and windows. The family bathroom comprises a WC, handwash basin, bath and shower. It is partly tiled and has a window to the front of the property.

## The Outside

To the front of the property is a brick paved parking area for a number of vehicles along with an additional shingle parking area. From this, is access to the garage which has an up and over door to the front. It measures approximately 17' x 9'. The rear garden can be accessed via one side of the house where the air source heat pump is situated. There are areas of lawn, a patio abutting the sitting room and study/playroom and also beds which contain shrubs and trees including a Catalpa, Acer and apple. In addition, there is a garden shed. The plot size extends to approximately 0.11 acres.























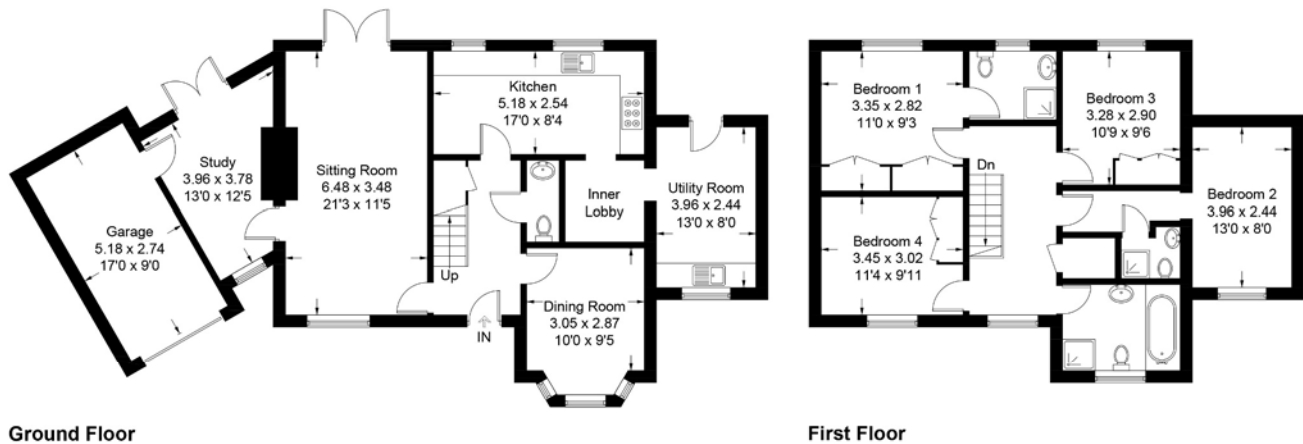






## 9 Cordys Meadow, Worlingworth

Approximate Gross Internal Area = 173.4 sq m / 1866 sq ft  
(Including Garage)



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Produced for Clarke and Simpson

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

**Services** Mains water, drainage and electricity. Air source heat pump serving the central heating.

**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 = D (Copy available from the agents upon request).

**Council Tax** Band D; £2,155.38 payable per annum 2025/2026

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

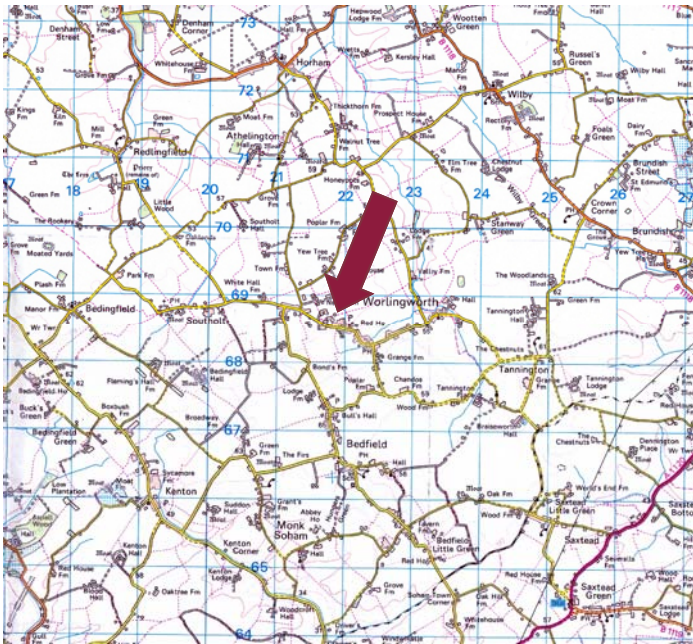
### NOTES

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.

**May 2025**



## Directions

Proceeding into Worlingworth from Framlingham, pass the church on the left then continue into the main part of the village passing the pub on the left (which is understood to be undergoing work following a fire) and pass the school on the left. Cordys Meadow will be found a short way along on the right hand side. Proceed along the drive and then bear to the right where number 9 will be found at the end on the left hand side.

What3Words location: /// pretty.craftsmen.nylon



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