

An extended three bedroom semi-detached house in the heart of the popular village of Worlingworth.

Guide Price
£325,000 Freehold
Ref: P7487/B

31 Church Road
Worlingworth
Suffolk
IP13 7NU



Entrance porch, dining room, sitting room, family room, kitchen, utility room and cloakroom.

Three first floor bedrooms and a family bathroom.

Landscaped garden.

Ample off-road parking for four to six vehicles.

Large timber workshop.

Contact Us



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Location

31 Church Road is situated within the village of Worlingworth, which 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

31 Church Road is an extended three bedroom semi-detached house that has undergone a full schedule of renovation and refurbishment during the current vendors' tenure. The property is predominantly of brick construction with a timber frame extension to the side, brick and block plinth and timber clad elevations all under a pitch tiled roof. The accommodation is exceptionally well presented and laid out.

The property benefits from oil fired central heating and double glazing throughout. The entrance hall, dining hall and family room are all laid with engineered oak flooring.

The front door opens into an entrance porch with built-in cupboards and shelving and a door to the entrance hall. From the entrance hall stairs, with bespoke understairs storage cupboards, rise to the first floor landing. From the entrance hall there is a door to the family room which has a window to the front and a door to the dining room which benefits from French style doors that open out onto the paved terrace immediately to the front of the property. There is an ornamental fireplace with oak surround and mantle over together with recessed shelving and a wall mounted radiator. An opening from the dining room leads to the sitting room, a large dual aspect room, with windows to the front and rear, and with vaulted ceilings, feature fireplace with recessed wood burning stove and wall mounted lights. From the dining hall there is an opening to the kitchen which has a window and is fitted with a matching range of base units with wooden worktops and tiled splashback. The worktop incorporates a stainless steel single drainer sink unit with mixer tap over. There is built-in shelving, a four ring electric hob with high level oven and grill to the side, integrated slimline dishwasher, fridge and water softener. (The water softener is available by separate negotiation.) The kitchen can also be accessed directly from the entrance hall. A door from the kitchen opens to the rear lobby from where there is a concertina door to the cloakroom, which has a closed coupled WC, obscure window to the rear and a radiator. There is also a door from the rear lobby to the utility room which houses the floor mounted oil fired boiler and a range of wall cupboards, pan draws, space and plumbing for washing machine and appliances and engineered oak flooring.

From the entrance hall stairs rise to the first floor landing where there is an obscure window to the rear, access to the loft and an airing cupboard providing useful storage. Bedroom one is a double bedroom with a window to the rear, a wall mounted radiator and built-in wardrobe with hanging rail and shelf. Bedroom two, is a further double dual aspect room with windows to the front and rear. It has a wall mounted radiator and built-in wardrobe with hanging rail and shelf above. Bedroom three is a single room with a window to the front and a wall mounted radiator. The family bathroom has a shaped bath with taps over, mains fed shower over and glass screen. There is an obscure window to the front, hidden cistern WC and storage unit, basin with cupboards under, tiled splash backs, heated towel radiator and a ceramic tiled floor.

Outside

The property is approached from the rear via a driveway which provides ample off-road parking for four to six vehicles. There is also a large timber workshop (4.3m x 3.7m) with power and light connected, double doors to the front and windows and door to the side. The private gardens are mainly to the front and side of the property and are landscaped and mainly laid to lawn. There is a large paved terrace immediately to the front of the property surrounded by raised beds and borders with a pergola covering a private seating area. Within the garden there is a range of children's activity areas including a timber built tree house and a sunken trampoline, both of which are available to incoming purchasers by separate negotiation. Both can be removed if not required. There is also outside lighting, power sockets and a gated access to the side.



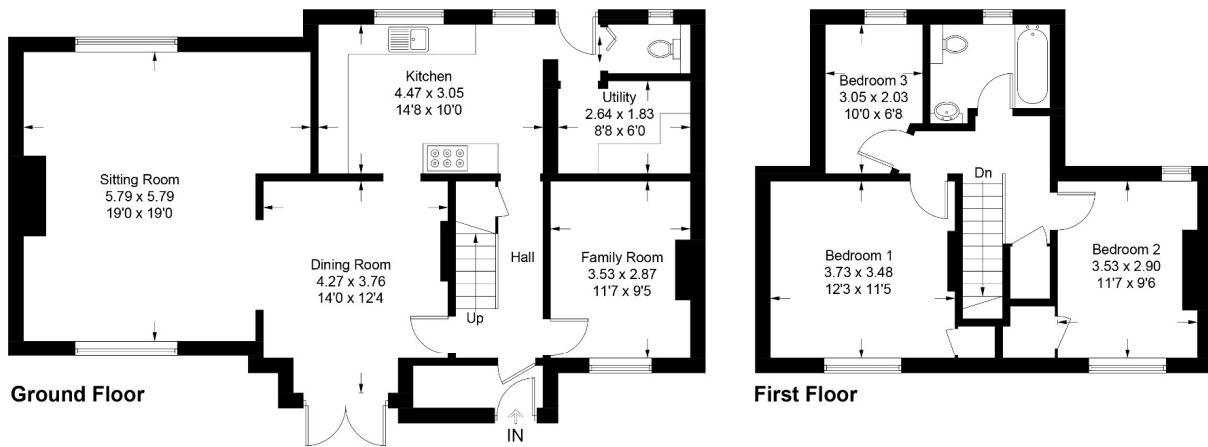






31 Church Road, Worlingworth

Approximate Gross Internal Area = 133.8 sq m / 1440 sq ft



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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 = D

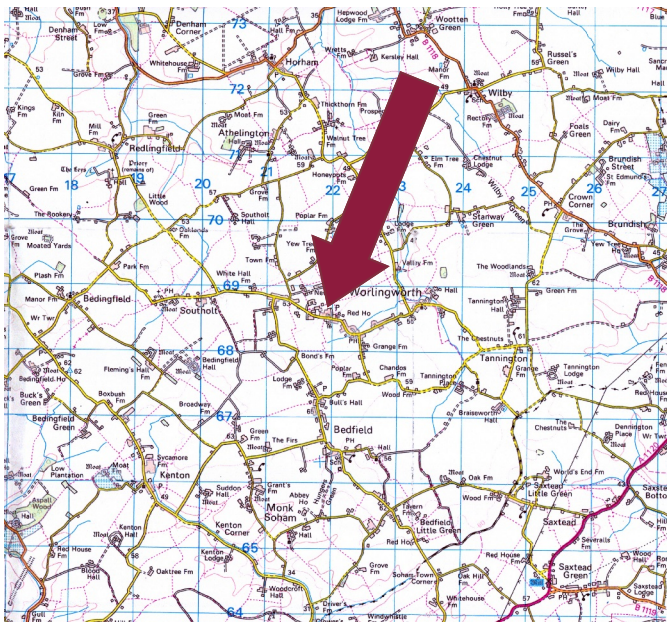
Council Tax Band B ; £1,604.59 payable per annum 2024/2025

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.

November 2024



Directions

Heading west out of Framlingham, pass through the villages of Saxtead and Saxtead Green and continue along this road for approximately three miles. Take the second left hand turn towards Worlingworth. Proceed down this road for approximately a mile and on entering the village the property can be found after approximately half a mile on the right hand side identified by a Clarke and Simpson For Sale board.

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