

*A new three bedroom detached house with garden, large garage and ample off road parking, situated on Pipers Court, Worlingworth.*

Guide Price  
£415,000 Freehold  
Ref: P7425/C

1 Pipers Court  
Worlingworth  
Suffolk  
IP13 7FF



Reception hall, cloakroom, kitchen/dining room and sitting room.  
Bedroom one with en-suite shower room, two further double bedrooms and bathroom.

Large single garage.

Off road parking for at least two vehicles.

EV charging point.

#### Contact Us



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## Location

Pipers Court is located close to the centre of Worlingworth and is accessed off Pipers Meadow. The property is one of eight new superb houses. 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

Number 1 (Plot 1) Pipers Court is a stylish detached house of block construction with brick elevations and part hardyplank elevations under a pantiled roof. It benefits from UPVC double glazed windows throughout and an air source heat pump that serves the ground floor underfloor heating, first floor radiators and hot water system. There are recessed LED spotlights throughout the ground floor, as well as Amtico flooring with the stairs, landing and bedrooms being carpeted. A front door leads to a reception hall that has a window to one side, stairs to the first floor landing and doors off to the kitchen/dining room, sitting room and also the cloakroom. The cloakroom has a WC and contemporary sink with drawers below as well as a window with obscured glazing. The spacious sitting room measures 19'2 x 14'4 and is dual aspect. It has a window to the front and bifold doors opening up to the rear patio and garden. The kitchen/dining room is fitted with impressive high and low level wall units which are to include an electric oven, microwave, dishwasher and American style fridge/freezer. In addition is an induction hob with extractor fan above. There are quartz work surfaces with inset one and a half bowl stainless steel sink with mixer taps above. The kitchen/dining room is dual aspect and has windows to the front and rear as well as a exterior door. In addition, is a understairs cupboard. The stairs in the ground floor reception hall rise to the first floor landing which has a window overlooking the rear garden and a cupboard that houses the hot water cylinder and pressurising tanks. There is access to the three double bedrooms and family bathroom. The principal bedroom has window to the front of the property and a built-in wardrobe. It leads to a good sized en-suite shower room with WC, hand wash basin, shower and window with obscured glazing to the front. The second bedroom is a spacious double with a built-in wardrobe and the third bedroom has a window overlooking the rear garden. The family bathroom has a bath with shower above, WC and hand wash basin.

The property benefits from a 10 year NHBC warranty.

## Outside

There is off road parking for at least two vehicles on a brick paved drive. This leads to the over sized single garage of brick and block construction under a tiled roof, which has a remote controlled roller shutter door to the front as well as an EV charging point. The rear garden is L-shaped and measures approximately 56' x 23' and 35' x 25'.



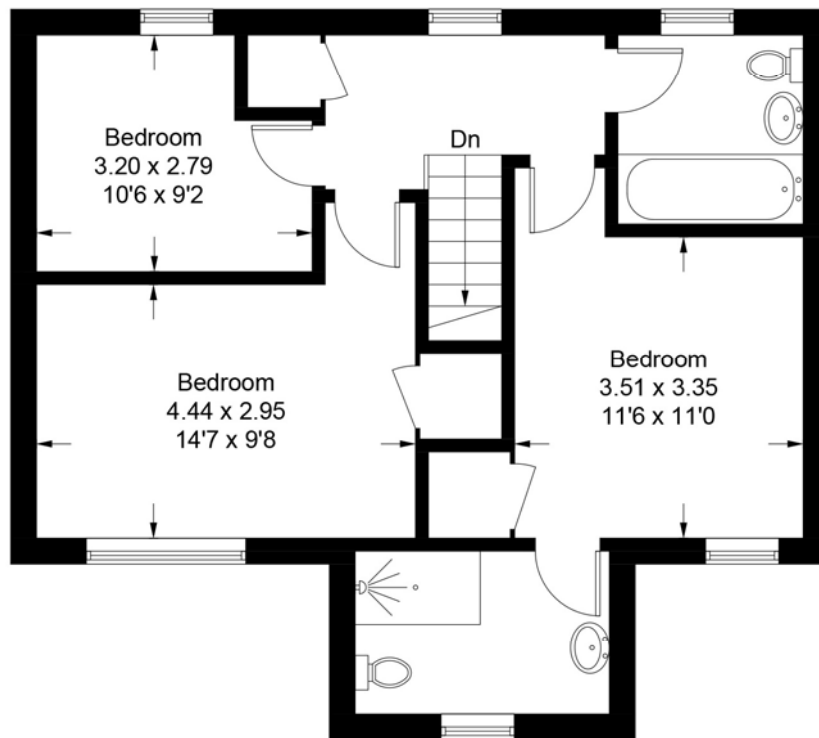




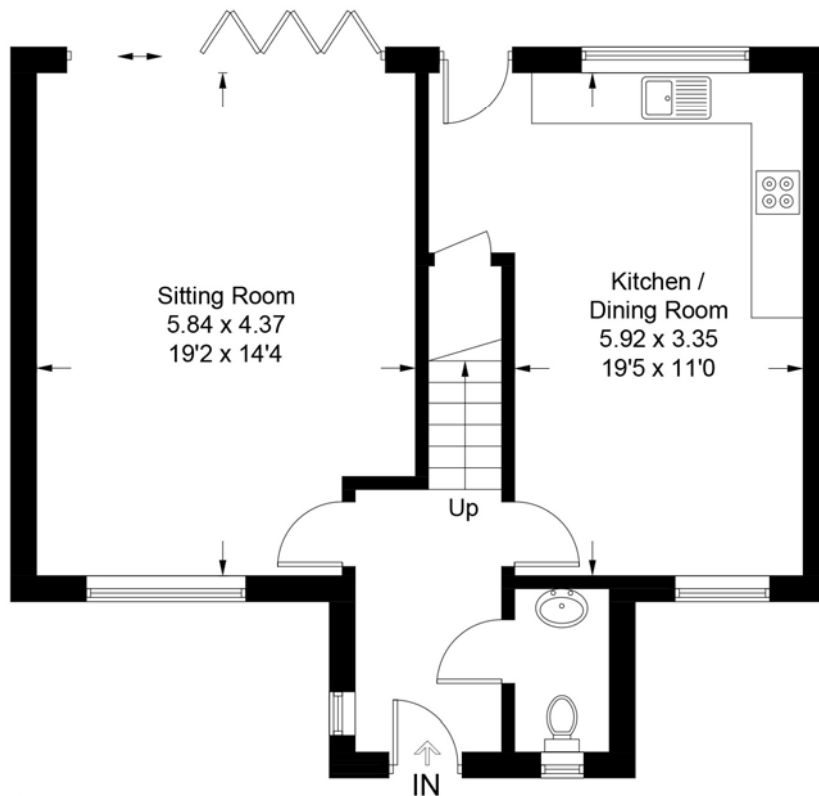


# No 1, Pipers Court, Worlingworth

Approximate Gross Internal Area = 117.0 sq m / 1259 sq ft



**First Floor**



**Ground Floor**

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Produced for Clarke and Simpson



*Viewing* Strictly by appointment with the agent.

*Management charge* The brick paved road leading through Pipers Meadow is adopted by the council. The brick paved driveway on Pipers Court will be shared equally between the dwellings that use it under a management company and each household will be responsible for maintenance. In addition, is a pumping station which pumps waste water to the main. The management company will also be responsible for the cost of maintenance repair and renewal of this system. The associated cost for the ongoing maintenance of the drive and sewage pump is yet to be assessed but it is believed that it will be a minimal charge for some years.

*Services* Mains water and drainage (via a pumped supply serving all of Pipers Court). Mains electricity with an air source heat pump serving the hot water and central heating system. Ground floor underfloor heating with first floor radiators. EV charging point. High speed fibre broadband.

*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 agents upon request)

*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.

*September 2024*



## Directions

Proceeding into Worlingworth from Framlingham, continue past the village church on the left hand side and continue into the main part of the village passing The Swan public house on the left hand side. Before the village school, turn left onto Pipers Meadow and continue through the development into Pipers Court.

What3Words location: ///stereos.spurred.over



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