



**SUNRISE, WORLINGWORTH, SUFFOLK**

**An immaculate THREE DOUBLE BEDROOM DETACHED BUNGALOW in the village of Worlingworth with the most stunning gardens of approx ONE THIRD OF AN ACRE (sts) with field views \*\* DOUBLE CARPORT AND PARKING \*\* ROOM TO EXTEND (stpp) IF REQUIRED \*\***

**LOCATION** The village of Worlingworth is rural but not remote. It has a primary school with excellent Ofsted results and also benefits from a community centre which hosts regular events. Further facilities are available in Stradbroke which is five miles away and benefits from a swimming pool, gym, two public houses, a local shop, library, butchers, bakers and medical centre. Stradbroke, Eye and Framlingham all benefit from High Schools. The delightful town of Eye is approximately five miles away and has a variety of shops including two butchers, a bakery, two supermarkets, chemist, florist/greengrocer, fabric shop, deli and doctor's surgery. Mainline trains run regularly to London Liverpool Street Station from Diss which also has excellent parking facilities and is approx 11 miles away. Diss also has three supermarkets. The market town of Framlingham is 7 miles away, with it's historic 12th Century 'Castle on the Hill'.



**GUIDE PRICE: £450,000**

- \*Entrance Hall**
- \*Sitting Room**
- \*Dining Room/Sun Room**
- \*Kitchen/Breakfast Room**
- \*Main Bedroom**
- \*Two further Double Bedrooms**
- \*Family Bathroom and further Cloakroom**
- \*Stunning front and rear Gardens of approx 1/3 acre (sts)**
- \*Double Carport and extensive parking**
- \*No onward chain**

**SUNRISE - INTERIOR** Sunrise has been extensively upgraded over the years and would suit a variety of purchasers. An entrance door leads in a spacious entrance hall with parquet flooring, a window overlooking the front garden and a deep storage cupboard (this would be the perfect place for a staircase should one wish to extend into the loft stpp). A door to the left leads into the Sitting Room which is dual aspect and has a large picture window to admire the pretty cottage front garden. There is a multi fuel burner perfect for cold winter nights. An inner hallway runs behind the entrance hall and leads to the Kitchen/Breakfast room which benefits from a range of beech effect wall and base units with laminate worktops over, eye level electric oven and grill, gas hob (via propane bottle), space for washing machine, American Fridge/Freezer, plenty of space for dining and is light and area being dual aspect. There is also a useful shelved pantry with window to the side and a shelved airing cupboard. A door leads into the Dining Room/Sun Room which has double sliding doors out to the stunning rear garden. A Boot Room/Boiler room which is perfect for coats and shoes is off the Dining Room and has a window to the side. A door leads out to a patio area and gardens beyond. Back off the inner hallway the Main Bedroom has a window to the side. There are two further double bedrooms, one of which is dual aspect and is currently being used a study by the vendors. There is a deep wardrobe cupboard. All the bedrooms are of a generous nature. The Family Bathroom has a bath with hand held shower, large separate shower cubicle, wc, wash hand basin, heated towel rail, fully tiled with an opaque window over the bath. There is a guest cloakroom, again fully tiled with wc, window above and wash hand basin nestled in a vanity unit. Sunrise really must be viewed to appreciate all the efforts that the current vendors have lavished upon the property including Worcester Boiler (2018) updated electrics, double glazing and upvc soffits and gutters and the list is endless. View quickly as Sunrise will not be on the market for long so do not miss out.

**SUNRISE- EXTERIOR** Sunrise sits well in its third of an acre plot (sts) with a picket fence and path leading up to the front door. Either side is a delightful cottage front garden packed with a myriad of plants, shrubs and trees and giving this pretty gabled bungalow a "tucked away" feel. To the left of the property is a five bar gate giving rise to plenty of parking and the newly completed double bay cart lodge. A side gate gives access through to the stunning rear garden which has been thoughtfully planted with a plethora of seating areas including an open barn overlooking the ecological area for wildlife. There is so much to see in this garden from a variety of fruit trees to the vegetable patch to the packed flowering borders, small pond and a hidden utility area for logs etc. There are three green houses and two tool sheds. The garden overlooks a recently resowed field of wild planting giving one even more to look at. The garden alone is a "must see".



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

**LOCAL AUTHORITY** Mid Suffolk District Council

**Tax Band:** D

**EPC:** TBC

**Postcode:** IP13 7NU

**SERVICES** Oil fired central heating, wood burner to the Sitting Room, mains drains, 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.

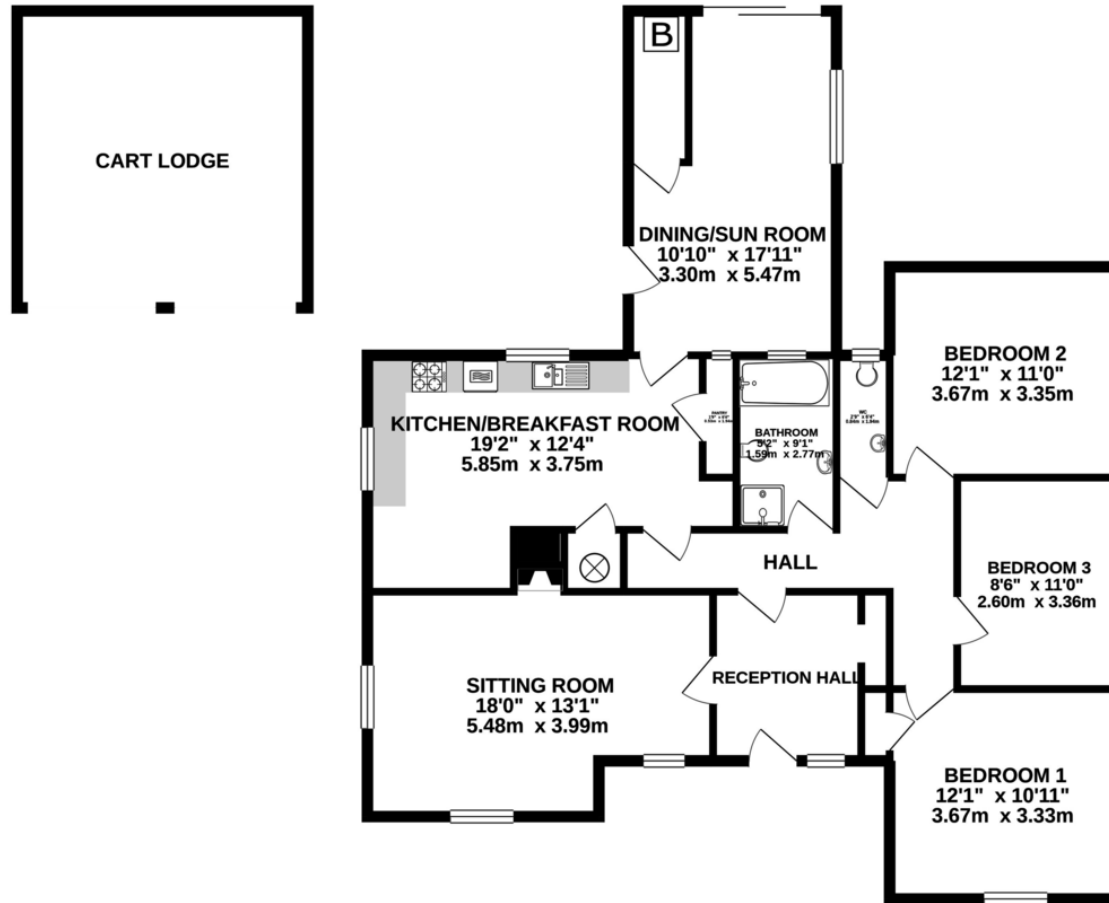
**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification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



Resown meadow field beyond the garden



GROUND FLOOR  
1428 sq.ft. (132.7 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FRAMLINGHAM

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