



Old Mill Close, Worlingworth, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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**An immaculate DETACHED property with spacious accommodation in the heart of Worlingworth
`**DOUBLE GARAGE AND PARKING**GARDEN AND LARGE PATIO**

LOCATION The property is in a small development of just three properties yet accessible to the village of Worlingworth which has a primary school with Outstanding Ofsted results and also benefits from a community centre which hosts regular events. The Swan Public House and shop is due to reopen soon subject to ongoing works. Be Well Barn with cafe facilities is just some 7 minutes' drive away. Further facilities are available in Stradbroke which is four miles away and benefits from a swimming pool, gym, three public houses, a local shop, library, bakers and medical centre. Stradbroke also benefits from a High School. The market town of Framlingham is approximately seven miles away, as is the market town of Eye both providing shopping, schooling and entertainment.

GUIDE PRICE: £625,000

- Entrance Hall & Cloakroom
- Spacious Kitchen/Dining/Family Room
- Sitting Room
- Study/Bedroom 4
- Main Bedroom with En Suite Shower Room
- Two Further Double Bedrooms
- Family Bathroom
- Garden & Large Patio
- Double Garage
- Parking for 2 Vehicles



OLD MILL CLOSE - INTERIOR There is an Entrance Door which welcomes you into the Entrance Hall which has a large under stairs cupboard. To the right is a Study/Bedroom 4 with a sash window to the front. A downstairs cloakroom has a close coupled wc with opaque window above and a sink in a vanity unit. The Kitchen/Family/Dining Room is of a very generous proportion and has a range of cream wall and base units with composite worktops with eye level double oven, induction hob with extractor above, integrated fridge/freezer, dishwasher, butler sink with mixer tap and window above, island unit with cupboards under and breakfast bar and further cupboards and wine fridge. There is plenty of space for dining and entertaining with a vaulted ceiling and there is floor to ceiling windows opposite the kitchen and in the dining/family room there are bi-fold doors giving access to the rear garden. The Utility Room has further matching wall and base units with space for a washing machine and tumble dryer and there is a door leading out to the rear patio. The spacious Sitting Room is triple aspect with sash windows to two sides and overlooking the garden are double doors and full height windows. There is a wood burner inset on a slate hearth with a beam over. Upstairs there is a sash window overlooking the rear garden and an airing cupboard. The capacious Main Bedroom has two windows to the side, a range of built in wardrobes and a door leading to an En Suite Shower Room comprising large walk in Shower, close coupled wc, wall mounted sink with window over and a heated towel rail. There are two further large Double Bedrooms both with built in wardrobes and are both light and airy and having views to the front and across to paddocks and horses' opposite. There is a fabulous four-piece white suite comprising bath with handheld shower attachment, large walk in shower cubicle, close coupled wc and a wash hand basin in a vanity unit and heated towel rail. This completes the spacious accommodation and must truly be seen to be appreciated.



OLD MILL CLOSE - EXTERIOR There is a path leading up to the Entrance Door and the property is well shielded by a tall hedge, a gate leads to the rear of the property where there is a spacious patio perfect for BBQ's or a trampoline and backs onto a wooded area so is not overlooked. A deep shed is included in the sale. There is a picket fence and gate leading into the main garden area which has raised beds, perfect for vegetable growing, a further patio area for entertaining, lawned area with shrubs and planted borders. There are stepping stones to a gate giving access to the parking area and double garage with two electric roller doors and has a personal door to the rear patio area all having light and power. The driveway is a shared access to all properties.

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

LOCAL AUTHORITY Mid Suffolk

Tax Band: F

EPC: C

Postcode: IP13 7BF

SERVICES Wood burner to the Sitting Room, underfloor heating downstairs and radiators upstairs supplied by an air source heat pump, mains drains, mains 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. Please note that as the property is only seven years old there is still a remaining 3 years left on the architects sign off (equivalent to an NHBC).







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Approximate total area⁽¹⁾
163.87 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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