



Mill Road, Worlingworth - IP13 7HP



Mill Road

Worlingworth, Woodbridge

Located in a sought-after village location, this 2014 built DETACHED MODERN TIMBER FRAMED home presents a unique opportunity for buyers to acquire a property built for modern living. ARCHITECT-DESIGNED with a focus on ENERGY EFFICIENCIES, this property boasts over 2000 SQFT (stms) of internal living space WITH A FLEXIBLE AND UNIQUE LAYOUT. The layout showcases two bright reception areas and a kitchen with a vaulted ceiling most of which is semi OPEN PLAN, perfect for entertaining guests and for family life. There are FOUR BEDROOMS in total over two floors as well as THREE BATHROOMS and a utility room also. The inclusion of SOLAR PANELS with a BATTERY STORAGE SYSTEM, air-source underfloor heating and an air management system alongside high levels of insulation ensures sustainable living, while the private enclosed gardens offer a tranquil oasis with the addition of an external home office. With plenty of DRIVEWAY PARKING and a GARAGE, this property provides both comfort and practicality for modern living.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Detached Modern Timber Frame Home
- Architect Designed With Energy Efficiencies
- Over 2000 SQFT (stms) Internally
- Two Bright Reception Areas & Kitchen With Vaulted Ceiling
- Four Bedrooms Over Two Floors & Three Bathrooms
- Solar Panels With Battery Storage & Air Source Heating
- Private Enclosed Gardens
- Plenty Of Driveway Parking & Garage
- Sought After Village Location

Located on Mill Road, close the centre of the village of Worlingworth and overlooking open agricultural land to the front. The village of Worlingworth benefits from a community centre, pub and village shop (temporarily closed), primary school and a myriad of public footpaths. Just 6 miles away is the popular town of Framlingham, which offers a good choice of schooling in both the state and private sectors and also benefits from an excellent variety of shops including a Co-operative supermarket and a medical centre. The delightful market town of Eye is just over 6 miles away. Further afield is the Suffolk Heritage Coast with the popular coastal towns of Aldeburgh and Southwold, as well as the Snape Maltings Concert Hall, all within easy reach. For commuters, the main railway station at Diss provides services to London's Liverpool Street, Ipswich and Norwich.



SETTING THE SCENE

The property is approached via Mill Road with fencing to the front leading to a large shingled driveway providing plenty of parking for multiple vehicles. This in turn leads to the single garage with double doors. There is a gated access to the side passage leading to the rear garden as well as the main front door which is partially covered. The current owners also have a greenhouse to the front. To the far right hand side of the building there is a further gated parking spot suitable for camper van if required.

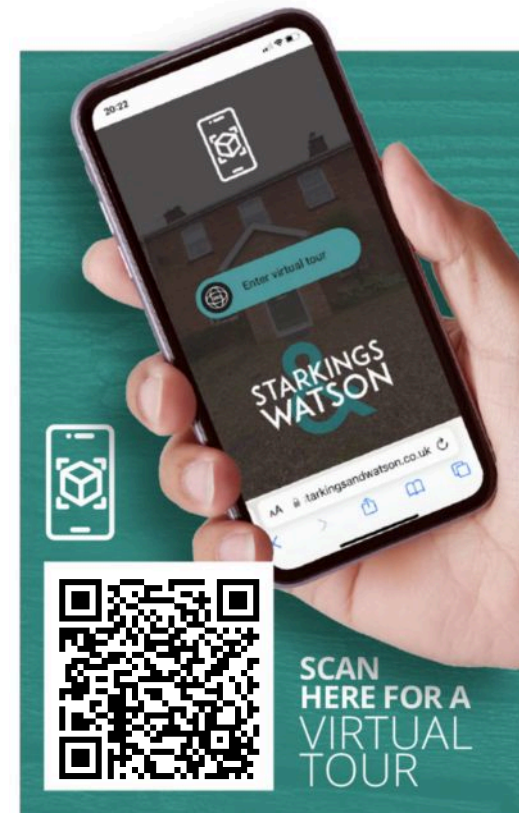
THE GRAND TOUR

Entering via the main entrance door to the front you will find a sprawling hallway with double doors out to the garden and terrace beyond. Heading to the right hand side you will find two bedrooms and a bathroom. The first bedroom currently used as an office also offers a door out to the side garden. The bathroom adjacent provides a w/c, hand wash basin and a shower. There is then a large double room to the front of the house. Heading in the other direction from the entrance hall you will find a reception hall with access to the dining area and kitchen beyond as well as the separate sitting room. The generous sitting room is a bright and airy space with two windows to the front. You will find an attractive wood floor running throughout the ground floor with underfloor heating. The reception hall provides access to the garden via the double French doors as well as stairs to the first floor landing. This opens into the dining area with the kitchen/diner beyond that. The ceiling open up considerably within the kitchen area giving a real sense of space as well as a huge amount of natural light. The modern kitchen provides a range of wall and base level units with wooden worktops over in addition to the integrated appliances with double electric oven, induction hob, dishwasher and space for fridge/freezer. Beyond the kitchen is the separate utility room with a range of wall and base level storage as well as space for white goods. A door leads out to the side garden from the utility as well as a door into the integral garage.

Heading up to the first floor landing you will find two bedrooms and two bathrooms as well as plenty of eaves storage space due to the shape and design of the building. To the right of the landing is a bathroom with corner bath, w/c and hand wash basin as well as a double bedroom facing the front. Heading down the landing to the left there is a further bedroom to the front with ample eaves storage and a shower room with shower, w/c and hand wash basin.

AGENTS NOTES

Buyers are advised of the following details; Mains water, electricity and drainage are connected. Heating is provided by Air source heat pump which serves the underfloor heating, radiators and hot water system. There is a heat exchange pump serving the Air Management System. Solar panels are in place that supplements the electricity supply with surplus electricity being stored within a Powervault electric battery storage unit. The battery also stores off-peak electricity twice a day. Once the battery is full, surplus electricity is used to heat the hot water. The property is of timber framed construction.







THE GREAT OUTDOORS

Externally there are gardens to the rear and side. The garage which is accessed from the front driveway and side passage is fitted with useful range of shelving and houses the air management system, hot water cylinder, water softener and Powervault electric battery storage unit, which serves the solar panels. The rear garden is mainly laid to lawn and is enclosed within raised borders containing more than 150 different plants giving all year round interest of the garden. There are also two timber framed storage sheds and a summerhouse with electricity supply and underfloor heating, providing the ideal space for a home office or studio space. Around the perimeter of the property is a concrete pathway and this leads to the covered seating area and double French doors that connect back with the Reception Hall.



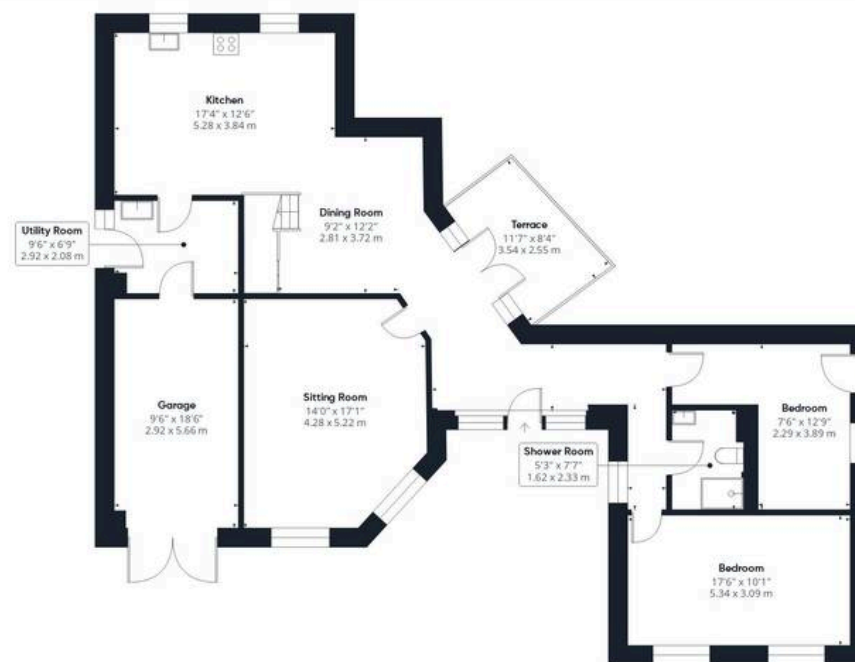
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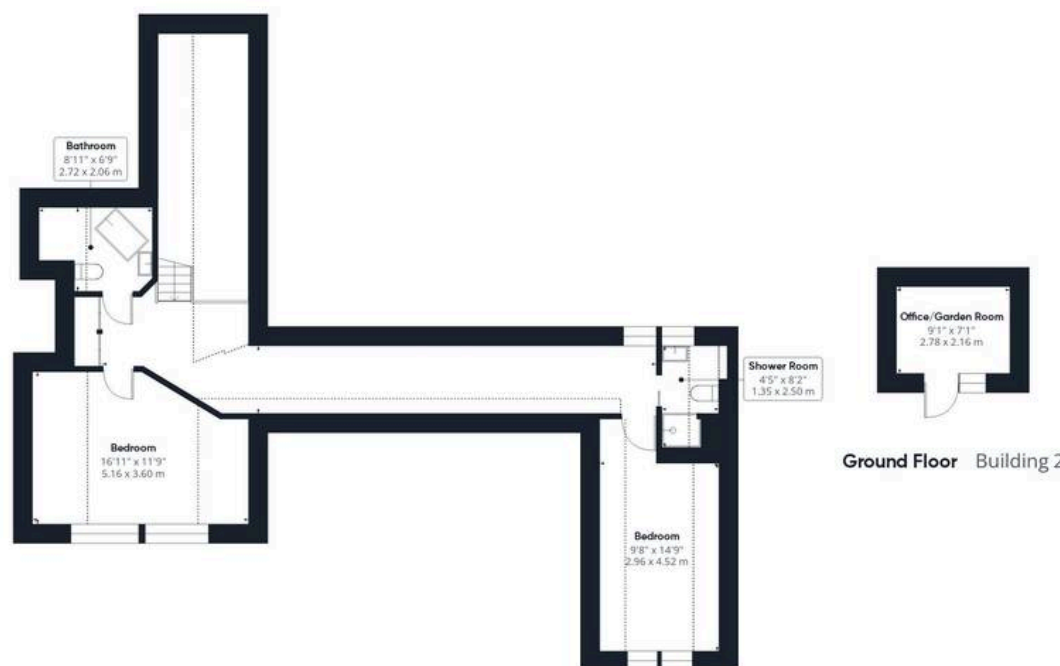
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



Ground Floor Building 1



Ground Floor Building 2

Floor 1 Building 1

Approximate total area⁽¹⁾

2096 ft²

194.6 m²

Balconies and terraces

89 ft²

8.3 m²

Reduced headroom

234 ft²

21.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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