



The Hayloft, Worlingworth, Suffolk





**THE HAYLOFT** is a spacious detached house situated in the sought after rural village of Worlingworth. The property lies on the edge of the village and benefits from rural views. Built in 2012 this family house is deceptively spacious and is situated on a small development of 3 executive detached family homes. The house is heated by a radiator system which is powered by an Air Source Heat Pump.

**LOCATION** Worlingworth is set in beautiful countryside 7 miles from the towns of Framlingham and Debenham. The village has a Church, Primary School, new children's play area and sports field. Worlingworth has a thriving community which includes local groups and community support. The market town of Framlingham is well known for its twelfth century castle and church and has a twice weekly market on the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.



**THE HAYLOFT INTERIOR:** The entrance door leads into the Hallway which has a downstairs cloakroom comprising wash hand basin, wc with an opaque window. To the right of the hallway is a large dining room/family room with windows to the front and rear of the property. The Sitting Room has 2 sets of French doors opening onto the garden which floods light into the room. With a wood burner set in a brick-built fireplace with slate hearth and oak beam over. To the left of the hallway is the Kitchen which is fitted with a cream shaker style units with integrated appliances, dishwasher, high level electric oven and induction hob with extractor above and space for a dining table. French doors lead out onto the patio and garden beyond, and a door leads through to the utility room with stainless steel sink and drainer with space below for washing machine, further storage cupboards and an integrated microwave. The boiler is also housed in the utility room which links with the Air Source heat pump.

Stairs rising from the Entrance Hall give way to a landing with an airing cupboard. The Principal Bedroom has windows overlooking the garden and paddocks beyond and has an Ensuite Shower Room comprising large walk in Shower Cubicle, wc and wash hand basin with opaque window. There are three further double bedrooms and a Family Bathroom comprising bath with shower over and screen to side wc and wash hand basin with opaque window. This completes the generous accommodation which would suit a variety of purchasers

**THE HAYLOFT - EXTERIOR:** A shared private driveway leads to the front of the property with the double garage with white up and over doors to the right-hand side with additional parking in front. Adjacent is a wooden gate which leads through into the rear garden. There is a small front garden with a path leading to the front door. A paved patio runs around the entire house with the garden mainly laid to lawn with views over the paddocks beyond. The air source heat pump is situated to the rear boarder of the back garden outside the kitchen doors. There is a small, decked area outside the back door ideal for a bistro table and chairs. The garden is either hedged or fenced to all boundaries.





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

**SERVICES** Air source heat pump, electric hot water system, modern private drainage system and mains water and electricity.

**LOCAL AUTHORITY** Mid Suffolk District Council

**Tax Band:** F

**EPC:** C

**Postcode:** IP13 7GX

**What3Words:** ///hiker.sailing.horseshoe

**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.

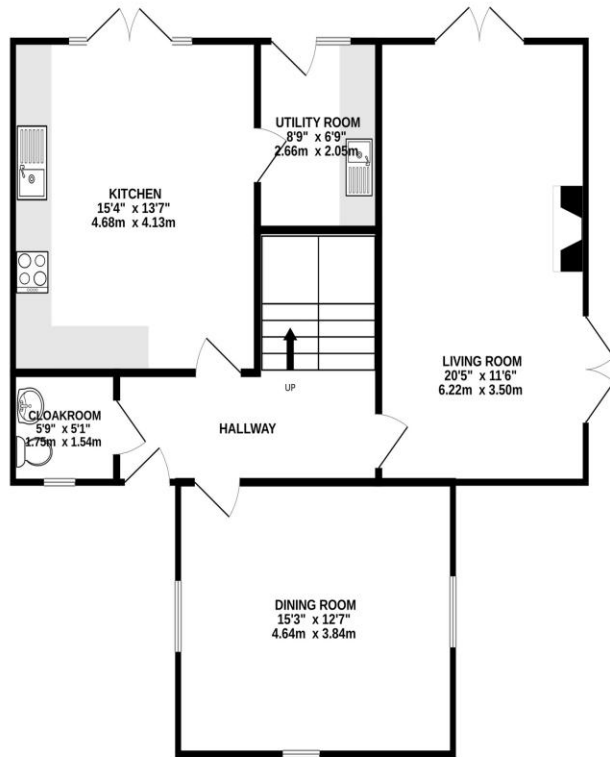
- **DETACHED HOUSE**
- **4 BEDROOMS**
- **2 BATHROOMS**
- **KITCHEN/DINER**
- **UTILITY ROOM**
- **DOUBLE GARAGE**
- **LARGE REAR GARDEN WITH Paddock VIEWS**



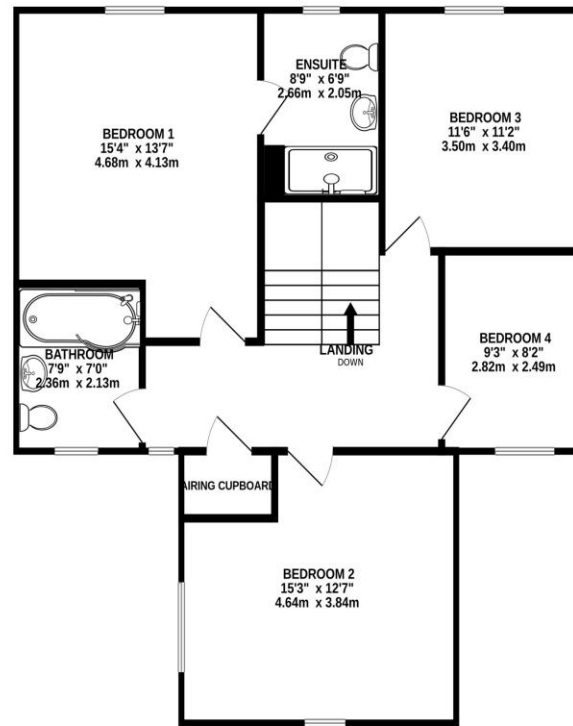




GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA : 1666 sq.ft. (154.8 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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**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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