



The Magpies, Worlingworth, Suffolk



A substantial five bedroom detached home within a small development of three houses on the edge of the pretty village of Worlingworth. This modern property has a real feeling of space and offers five double bedrooms, three reception rooms, two bathrooms, a stylish kitchen, utility room, double garage and wide driveway with ample space for parking.

LOCATION: THE MAGPIES is located on the edge of the rural village of Worlingworth, which has a primary school with an Outstanding Ofsted report. It also benefits from a community centre which hosts regular events and a Parish church. The Swan Public House and shop is due to reopen soon subject to ongoing works. The Be Well Barn with cafe and leisure 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. Worlingworth is centrally located between Debenham and Framlingham. The market town of Framlingham is approximately seven miles away and is particularly well known for its twelfth century castle (Castle on the Hill) and church. The Market Hill is surrounded by interesting shops and a variety of restaurants, it is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. Framlingham provides an excellent range of independent shops, restaurants, public houses, doctor's surgery etc. There are excellent schools in both the private and public sectors. Debenham is a slightly smaller town but has a good selection of independent shops and a supermarket. It has two pubs and the very popular Debenham High School. Mainline trains run regularly direct from Norwich to London from Diss train station (approx 25 minutes away)



THE MAGPIES - INTERIOR The front door leads you into the bright hallway with ceramic tiled floor and cupboards for shoes and coats with stairs rising to the 1st floor. To the left is a cloakroom with wc and basin and obscured window to the front. A study sits to the right-hand side with a window overlooking the front of the house. To the left, a partially glazed door leads into the spacious sitting room (25' x 16'). This dual aspect room has a window to the front and double doors leading to the rear garden. There is an inset woodburner with a marble effect hearth providing a focal point and ceramic wall lights. A door from the hall leads into the dining room which also has glazed double doors leading out into the rear garden and flows through into the kitchen.

The stylish kitchen has a dark ceramic tiled floor and is fitted with a range of wall and base units with a granite style worktop and overlooks the rear garden. There is a large central island with stainless steel, inset sink and integrated dishwasher. The kitchen also benefits from space and plumbing for an American fridge/freezer, a Range cooker, extractor fan and two wine cooler fridges. Off the kitchen is a spacious utility room with fitted wall and base units, inset sink and drainer, space for a washing machine and tumble dryer and a partially glazed door leading into the rear garden.

Stairs from the ground floor lead up to the first floor with an L shaped landing and hallway, window to the front and a deep airing cupboard. The master bedroom has a window to the front and benefits from double doors leading to a railed and shelved walk-in wardrobe with recessed spotlights. There is also an en-suite shower room with a large, tiled shower cubicle, wc, basin, heated towel rail and obscured window.

There are three, further double bedrooms which all benefit from fitted wardrobes and a fifth bedroom which is also a double room with window overlooking the front. The family bathroom is fully tiled with a separate shower cubicle, spa bath, wc, basin and heated towel rail with a window to the rear.



THE MAGPIES - EXTERIOR The property is approached off Mill Road via a tarmac drive which provides access for The Magpies and two other houses. The drive leads to a large block paved area which provides off road parking for numerous cars. From here, access can be gained to the detached double garage. The barn style garage is black weather boarded under a pan tiled roof. This has two electric roller shutter doors to the front and is fully insulated and measures 18'3 x 17'7. There is a window to the side and power and light are connected.

The large rear garden can be accessed via pathways to either side of the house. There is a large, paved patio area directly outside the French doors ideal for outside dining and entertaining. The garden is very established with mature shrubs and trees, pretty mixed flower borders, a shed/greenhouse to the far corner and a productive vegetable garden to the right-hand side.

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

LOCAL AUTHORITY Mid Suffolk

Tax Band: F

EPC: C

Postcode: IP13 7HN

What3Words: ///ankle.carbonate.innovator

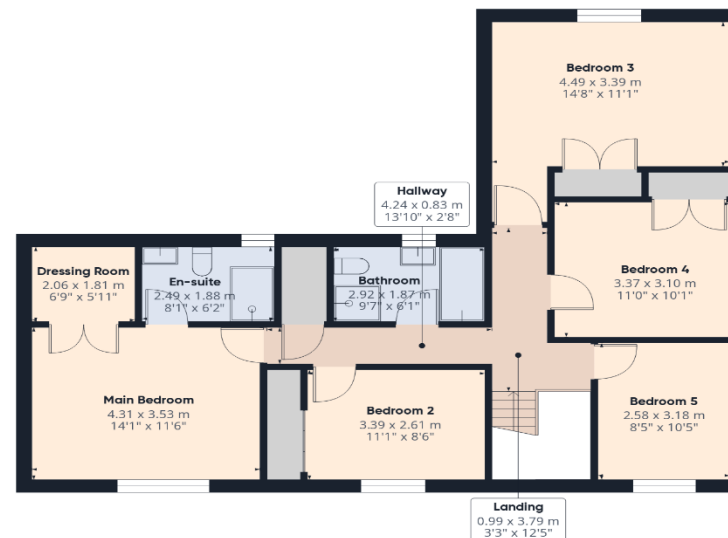
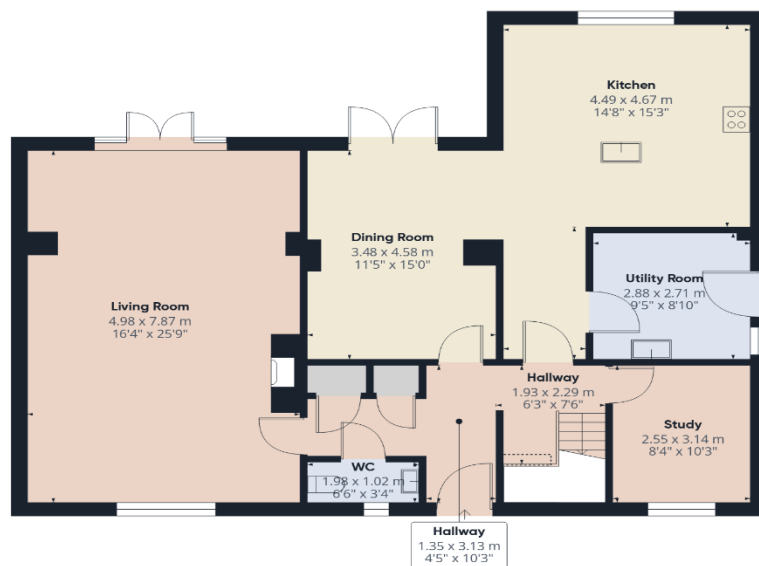
SERVICES Wood burner to the Sitting Room, underfloor heating downstairs and radiators upstairs supplied by an oil fired boiler, mains drains, mains water and electricity.

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.







Approximate total area⁽¹⁾

227.7 m²
2452 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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