



Owl Cottage, Shop Street, Worlingworth, IP13 7HX



welcome to

Owl Cottage, Shop Street, Worlingworth

Nestled in the quaint village of Worlingworth, lies a stunning four bedroom family home perfect for those seeking a peaceful and idyllic lifestyle. This charming property boasts a spacious interior with ample room for a growing family, as well as a large plot of land surrounding it.

Location

The village of Worlingworth benefits from a primary school which has recently been awarded an 'excellent' grade by Ofsted, children's play area and a very active community centre which hosts regular events and fitness classes. There is a fruit and vegetable store within walking distance and newspapers are delivered daily. The Swan Public House is due to shortly re-open to the local community with its own shop too.

Accommodation

Entrance Hall

Double glazed entrance door into entrance hall with tiled flooring, double glazed window to front aspect and radiator.

Hallway

With stairs to first floor, tiled flooring and radiator.

Office, Bedroom Four

10' 5" x 7' 10" (3.17m x 2.39m)

Double glazed window to front aspect, carpeted flooring and radiator.

Kitchen, Dining Room

19' 5" x 17' 2" (5.92m x 5.23m)

Matching base and eye level units with adjoining worktop over, integrated fridge/freezer, dishwasher, electric oven and hob with extractor hood over and microwave. One and a quarter sink with mixer tap over. Tiled flooring and part-tiled walls. Two radiators. Under stairs storage cupboard. Two double glazed windows to side aspect and double glazed French doors into rear garden.

Utility Room

6' 6" x 6' 4" (1.98m x 1.93m)

Base level unit with space for washing machine. One

and a quarter sink with mixer tap over. Boiler, airing cupboard and storage cupboard. Double glazed window to rear aspect.

Cloakroom

Two piece suite comprising of low level WC and pedestal wash hand basin. Tiled flooring, radiator. Obscure double glazed window to rear aspect.

Landing

Double glazed window to rear aspect. Engineered oak flooring. Radiator.

Living Room

17' 3" x 12' 6" (5.26m x 3.81m)

Double glazed windows to front and rear, with a door onto balcony with exterior stairs leading into the rear garden. Engineered oak flooring. Log burner and radiator.

Bedroom One

11' 3" x 10' 5" (3.43m x 3.17m)

Double glazed window to front aspect. Carpeted flooring. Radiator. Access into:-

En-Suite

A newly fitted three piece suite comprising of double shower, vanity wash hand basin and low level WC. Heated towel rail. Extractor fan. Tiled walls. Obscure double glazed window to rear aspect.

Dressing Room

6' 5" x 5' 9" (1.96m x 1.75m)

Double glazed window to front aspect. Engineered oak flooring. Radiator.

Landing

Double glazed window to rear aspect. Engineered oak flooring.





Bedroom Two

16' max x 8' 9" (4.88m max x 2.67m)
Double glazed window to front aspect. Carpeted flooring. Radiator.

Bedroom Three

11' 10" x 10' 5" (3.61m x 3.17m)
Double glazed window to side aspect. Fitted wardrobes. Carpeted flooring. Radiator.

Bathroom

Three piece suite comprising of enclosed bath with shower over, low level WC and pedestal wash hand basin. Heated towel rail. Tiled walls and flooring. Extractor fan. Obscure double glazed window to rear aspect.

Outside Front Garden

Accessed via a shared access driveway, leading up to the front of the property with block paving to allow for off road parking and access to garage. A further section of land to the front/side of the property is also under ownership, providing ample space for additional parking. Gate providing access into rear garden.

Rear Garden

A generous South and West facing plot, fence enclosed and mostly laid to lawn with large patio area for entertaining. Gate to provide access onto a public footpath for nearby local walks.

Garage

17' 9" x 11' (5.41m x 3.35m)
With electric roller door, power and light.

Services

Mains Electricity
Mains Water
Mains Drainage



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welcome to

Owl Cottage Shop Street, Worlingworth

- Desirable Village Location With Local Taxi Services
- Detached Family Home
- Countryside Views
- Generous Wraparound Plot Measuring Approximately 0.32 Of An Acre
- Recently Refurbished

Tenure: Freehold EPC Rating: C

offers in excess of

£450,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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