

# 17 Walnut Grove - Guide Price £293,000

Worlington Suffolk IP28 8SF

**shires**  
residential



*"Consistently providing outstanding service to our clients"*



# Guide Price £293,000

## The Property

A well proportioned detached bungalow situated within a popular cul-de-sac in the often requested Suffolk village of Worlington with updated bathroom and views to farmland at rear - Viewing highly recommended.

## Overview

This well proportioned detached bungalow is situated in a cul-de-sac position within the often requested and highly regarded village of Worlington and backs onto farm land.

The accommodation offers a well planned layout with reception rooms being at the front of the property and bedrooms to the rear. The current owners have over the last few years updated the bathroom and partially converted the garage to provide extra storage space. Outside the property has ample off road parking for approximately four cars and an enclosed rear garden.

The property benefits from oil fired radiator heating and UPVC double glazing. An early viewing is highly recommended to avoid disappointment.

In further detail the accommodation comprises:-

A part glazed UPVC door opens to:

## Entrance Porch

With glazed door opening to:

## Entrance Hall

With radiator; laminate flooring; door to storage room; glazed door to rear garden; door to:

## Features

- OFTEN REQUESTED VILLAGE LOCATION
- CUL-DE-SAC POSITION
- DETACHED BUNGALOW
- THREE WELL PROPORTIONED BEDROOMS
- LOUNGE WITH OPENING TO DINING ROOM
- KITCHEN
- PARTIALLY CONVERTED GARAGE
- UPVC DOUBLE GLAZING
- OIL HEATING
- OFF STREET PARKING FOR FOUR CARS

## Lounge

With two radiators; laminate flooring; electric living flame feature fire with modern contemporary surround; large window to front, opening to inner hall; door to kitchen and large opening to:

## Dining Room

With laminate flooring; window to side.

## Kitchen

Fitted with a range of base units and drawers with work surfaces over to three sides; inset stainless steel sink with mixer tap and tiled splash backs; built in double tower oven with separate ceramic hob and extractor over; built under counter fridge; spaces for washing machine and slimline dishwasher; matching wall units; floor mounted Grant oil fired boiler; window and glazed door to side.







### Inner Hall

With radiator; airing cupboard housing hot water cylinder; loft access (partially boarded and light within).

### Bedroom One

With radiator; wall mounted air conditioning unit; window to rear.

### Bedroom Two

With radiator; window to rear.

### Bedroom Three

With radiator; window to side.

### Family Bathroom

Fitted with an updated white suite comprising panel enclosed jacuzzi shower bath with water fall tap, separate electric shower over and glass shower screen; two vanity wash hand basins with storage cupboards beneath; low level w.c; towel ladder radiator; fully tiled walls; recessed spotlighting; two frosted windows to side.

### Store Room

With power.

### Outside

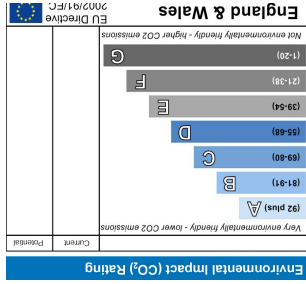
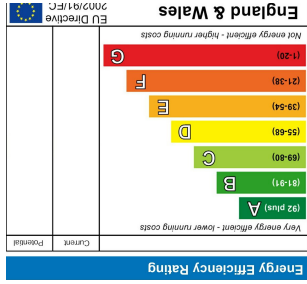
The front of the property has been gravelled to provide additional parking with a concrete driveway leading to the garage.

The garage has been partially converted to provide additional storage space. The stud work walls can easily be removed to convert back to the original garage. Within the garage you will find the oil storage tank.

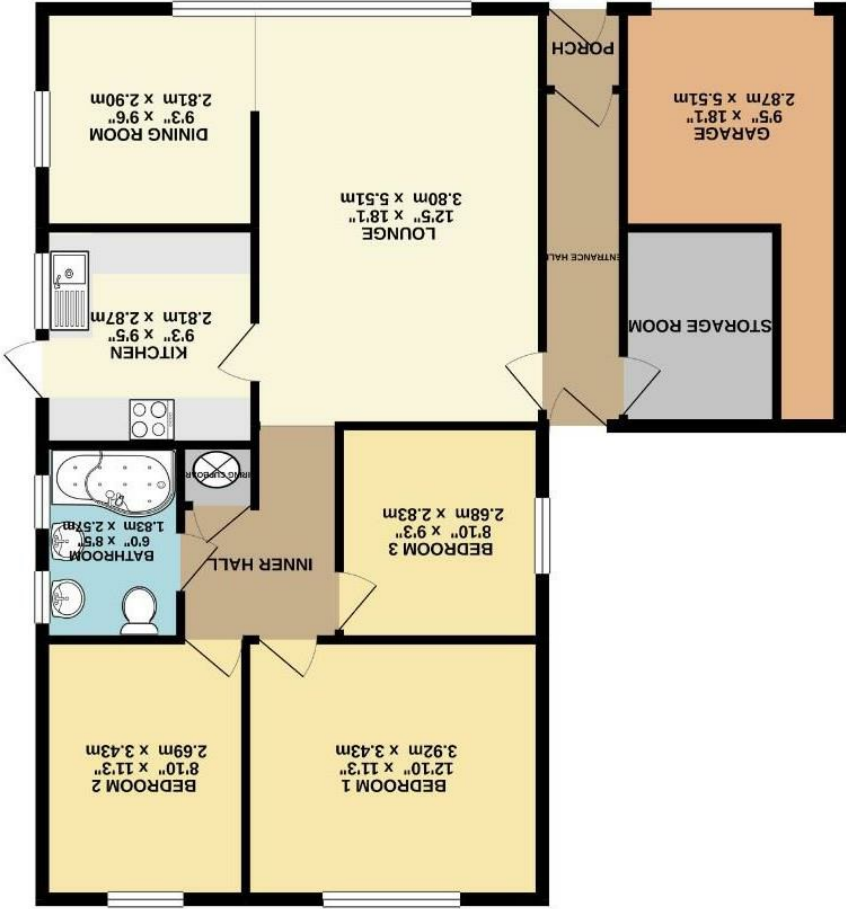
The rear garden has an initial paved patio area adjacent to the garage and entrance hall door with outside tap and air conditioning unit. This then opens to a lawned garden which is fully enclosed with timber storage shed and views to farmland at rear.

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is made as to their operability or efficiency can be given.



GROUND FLOOR  
1071 sq.ft. (99.5 sq.m.) approx.



Shires Residential  
4 New Street, Mildenhall, Suffolk, IP28 7EN  
T: 01638 712132  
E: mildenhall@shiresresidential.com  
www.shiresresidential.com