



The Krall
Worlington, Suffolk

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The Krall, Golf Links Road, Worlington IP28 8SD

The Suffolk village of Worlington lies approximately 8 miles north east of the world renowned horse racing town of Newmarket and approximately 20 minutes commute to the outskirts of Cambridge. Worlington Hall is an elegant 16th Century former manor house built in 1570 and the village features the Royal Worlington golf course which is often listed in the top 100 UK golf courses. The village has a popular public house/restaurant, Cricket club, village hall and offers excellent access links to the A11.

‘The Krall’ is a substantial detached home occupying over an acre within this sought after village just a stones-throw from the golf course. The home boasts a rare Mediterranean style, which isn’t wasted on this wonderful setting with various verandas and balconies overlooking the large gardens. The accommodation measures in excess of 3,400 sq.ft which enjoys plenty of character with many of the rooms being presented on staggered levels. The versatile accommodation in short could offer up to six bedrooms, three reception rooms and four bathrooms. Externally the property boasts gated access to the substantial driveway, an integral double garage and established gardens.

A six-bedroom detached home in Worlington measuring in excess of 3,400 sq.ft of accommodation and on approximately 1.15 acres.

First Floor

ENTRANCE HALL With external steps leading to the front door you access the property on the first floor. Tiled floor and windows to the side aspect.

CLOAKROOM Extensively tiled, fitted storage, window to side aspect, wash hand basin and WC.

SITTING ROOM An impressive space with high-ceilings, windows with views over both side and front aspect and French doors leading out to the elevated veranda. The sitting room is galleried over the dining room and lower lounge.

DINING ROOM Windows and French doors leading out to the veranda.

KITCHEN Fitted with solid oak doors and units with worktops over and an inset double sink and drainer. Integrated gas hob, electric oven and fridge. Partially tiled walls and window and door leading out to the veranda.

BEDROOM 4 Fitted units, window to side aspect and an **ENSUITE** with fully tiled walls, shower cubicle, vanity sink unit, WC and window to rear aspect.

BEDROOM 5 Fitted storage and window to side aspect.

BEDROOM 6 Window to side aspect.

BATHROOM Extensively tiled with a bath, wash hand basin, WC, plenty of storage and window to rear aspect.

Ground Floor

LOWER LOUNGE An open space with a vaulted ceiling, an impressive slate stone fireplace with an inset wood burning stove. Window and French doors open to the west facing balcony.

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MASTER BEDROOM Fitted wardrobes and dressing table and window and French doors opening to the rear garden terrace.

BEDROOM 2 Window to side aspect and fitted wardrobes.

BATHROOM Extensively tiled with a large shower cubicle, WC, wash hand basin, plenty of fitted storage and a window to rear aspect.

UTILITY ROOM Fitted storage, sink and drainer, plumbing and space for appliances and window and door to the west aspect.

BEDROOM 3 Two windows to side aspect, fitted storage including a desk area with conventional office storage and an **ENSUITE** which is extensively tiled with a shower cubicle, WC, wash hand basin and window to side aspect.

STORE ROOMS There are three integral and quite large store rooms. One of which is accessed through the garage and offers storage beneath the east-facing veranda which is perfectly used for garden equipment. The other two are situated beneath the kitchen and dining room and although have restricted head-height offer ample space for storage.



Outside

A curved walled entrance with timber gates open to the long gravel driveway leading to the spacious parking area which offers ample parking and access to the **INTEGRAL DOUBLE GARAGE**, which has an electric powered garage door. Integral to and beside the garage is the **WORKSHOP**. The gardens are just wonderful and are predominantly lawned with a vast and impressive selection of mature trees. The two terraces are located at each side of the house ensuring that both morning and evening sun is obtainable within the garden throughout the day. In addition to that, the elevated veranda and balcony wrap the home and over-look the grounds on the south, east and west sides of the property. The well offers an extensive water supply which feeds into the automatic watering system that waters the ample lawn areas.

In all about 1.15 acres.

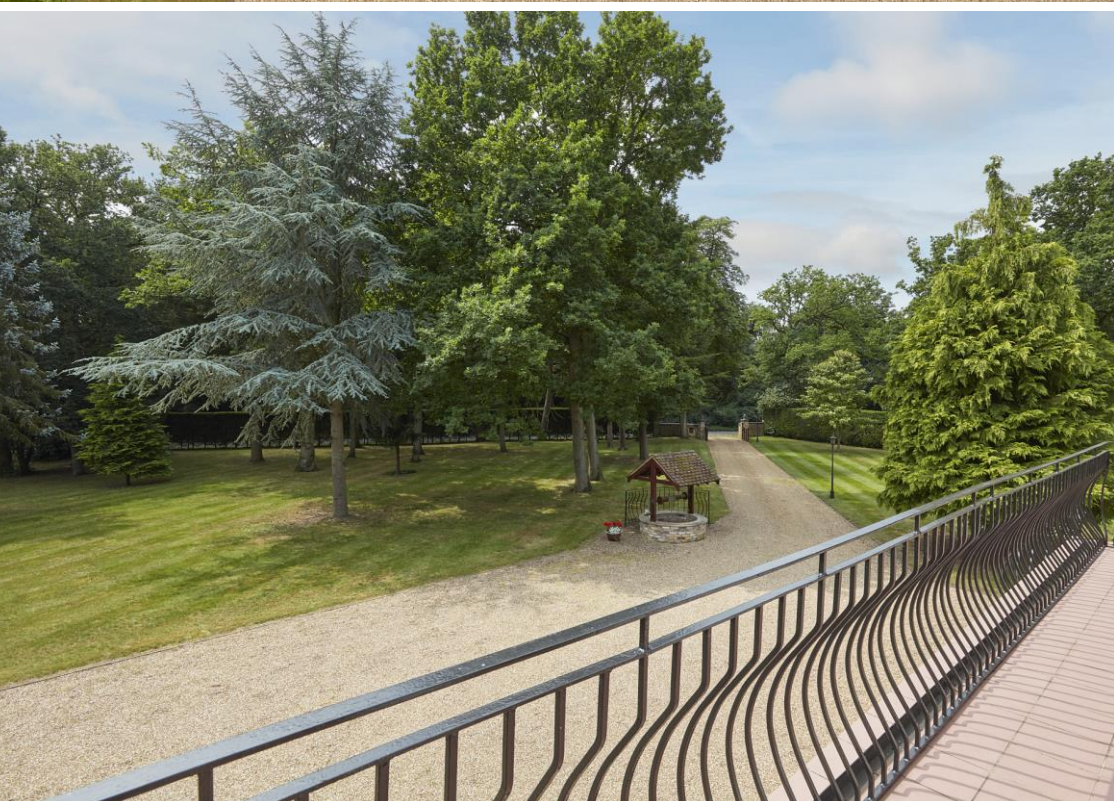
SERVICES Oil fired central heating. Mains water, cesspit drainage and mains electricity. There is also a water softener and security alarm with various key pads. Note, none of these have been tested by the agent.

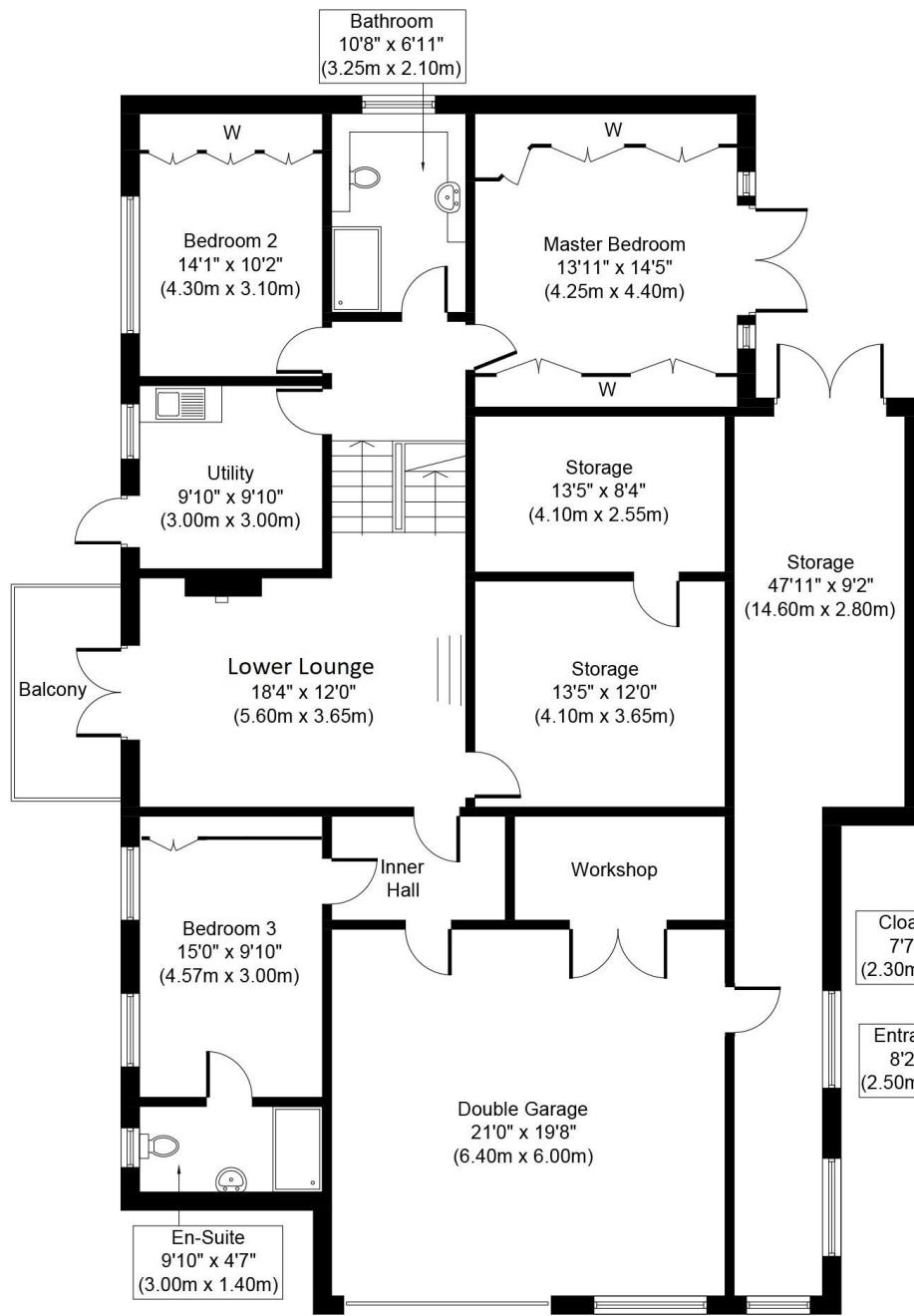
LOCAL AUTHORITY West Suffolk District Council.

EPC E.

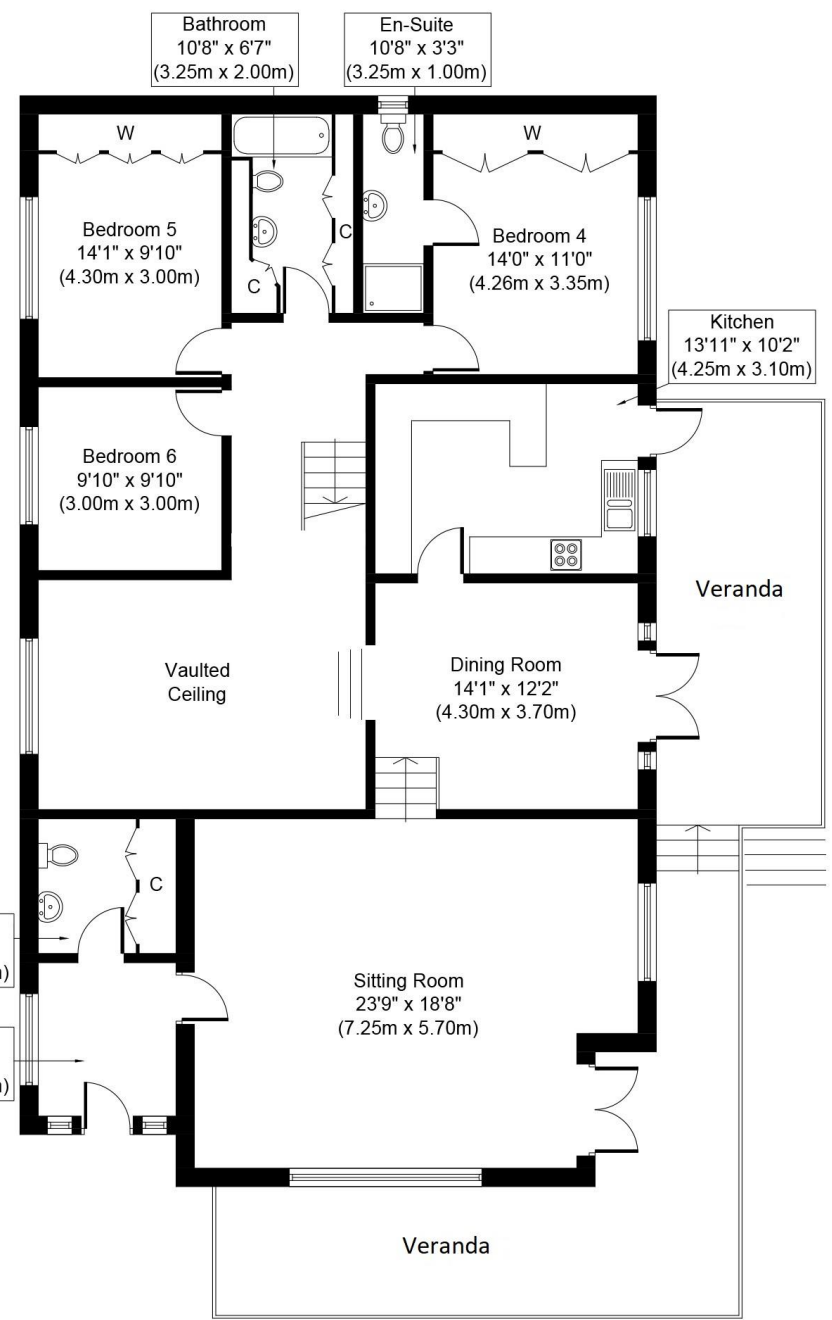
VIEWING by prior appointment only through David Burr estate agents.







Ground Floor
Approximate Floor Area
(Including Garage)
2294 Sq. ft.
(213.1 Sq. m.)



First Floor
Approximate Floor Area
(Excluding Vaulted Ceiling)
1537 Sq. ft.
(142.8 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

