



Elevenways, Worlington, IP28 8UQ

CHEFFINS

Elevenways

Worlington,
IP28 8UQ

- Well Presented Detached Family Home
- Easy access to A11/A14 and Kennett Train station
- Spacious Accommodation over 2,900 sq ft
- 2 Large Reception Rooms
- 4 Double Bedrooms - 2 Ensuites
- South-Facing Landscaped Gardens
- Stunning Countryside Views
- Private cul-de-Sac Location

An immaculate family home, beautifully positioned in a small semi-rural cul-de-sac with far-reaching countryside views to the rear. Conveniently located between Newmarket and Bury St Edmunds, the property offers excellent transport links via the A11, A14, and Kennett train station, providing direct access to both Cambridge and London. The accommodation extends to over 2,900 sq. ft. and includes 2 generous reception rooms, a luxury fitted kitchen/breakfast room, a spacious entrance hall and first floor landing, 4 double bedrooms, 2 ensuite and a large family bathroom. Externally, the home benefits from a South facing landscaped garden, a double garage, and a private driveway. Viewing Essential.

4 3 2

Guide Price £800,000





LOCATION

WORLINGTON is a small village situated approximately 8 miles north of Newmarket with excellent access to the A11/A14 and M11 allowing ease of commuting to Bury St Edmunds and Ipswich to the east, Norwich to the north and Cambridge and London to the south. Local amenities include a public house, a country house hotel, a highly rated 9 hole golf course and a cricket club.

ENTRANCE HALL

A spacious entrance hall with stairs to first floor, tiled flooring, under stairs storage cupboard and glazed double doors leading through to;

KITCHEN/BREAKFAST ROOM

A bright and spacious room with a kitchen designed and fitted by Nicholas Anthony comprising a range of base and wall mounted units with Quartz work surfaces over, integrated fridge/freezer and dishwasher, built-in eye level double oven with grill, electric hob with concealed extractor over, breakfast bar island, window overlooking the rear garden and 2 sets of French doors leading to side and rear.

LIVING ROOM

A dual aspect room with a window to front aspect and French doors leading to rear patio, electric feature fireplace and door leading into kitchen/breakfast room.

DINING ROOM

with a bay window to the front aspect.

UTILITY ROOM

with a range of base units with roll top work-surface, inset stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, tiled floor and door leading out to the side aspect.

CLOAKROOM

with a low level WC, hand wash basin, tiled floor and window to the side aspect.

FIRST FLOOR

LANDING

with a window to the front aspect, airing cupboard with pressurised water tank.

PRIMARY BEDROOM

A dual aspect room with windows to the front and rear aspects, a range of built-in wardrobes and drawer unit, built-in dressing table, further built-in storage cupboard.

ENSUITE SHOWER ROOM

with corner shower cubicle, low level WC, hand wash basin, tiled walls and flooring, heated towel rail and window to the front aspect.

BEDROOM 2

with a bay window to the front aspect, walk-in wardrobe.

ENSUITE SHOWER ROOM

with a corner shower cubicle, low level WC, hand wash basin, tiled walls and floor, heated towel rail and a window to the side aspect.

BEDROOM 3

with a built-in double wardrobe, window to the rear aspect.

BEDROOM 4

with a built-in double wardrobe, window to the rear aspect.

FAMILY BATHROOM

with a whirlpool bath, walk in double shower cubicle, twin sinks, low level WC, tiled walls and floor, heated towel rail.

OUTSIDE

To the front of the property is a long block paved driveway leading to the garage with laid to lawn gardens and a variety of shrubs. Under ground Avanti gas tank.

Gated access leads to a beautifully landscaped South facing rear garden mainly laid to lawn with a generous patio area, flower and shrub beds with the bottom of the garden offering a Tuscan theme.

DOUBLE GARAGE

with power and lights, pedestrian door to the side aspect.

SALES AGENTS NOTES

Access to the property is via a private road, owned by a management company in which the five owners of Elevenways act as directors. An annual fee of £400 is payable for the upkeep of the road and communal grounds.

For more information on this property, please refer to the Material Information Brochure on our website.





Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £800,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – West Suffolk







Total Area: 275.0 m² ... 2960 ft²

All measurements are approximate and for display purposes only

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

