

*A detached two-bedroom bungalow with gardens extending to over half an acre, situated in the village of Worlingworth.*



#### Guide Price

£375,000

Freehold

Ref: P7811/MC

#### Address

Little Oaks  
Mill Road  
Worlingworth  
Suffolk  
IP13 7HP



Reception hall, kitchen, sitting room and garden room.  
Two double bedrooms and bathroom.  
Garage and workshop.  
Gardens extending to approximately 0.62 acres.

#### Contact Us



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email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

The property is situated in the village of Worlingworth. The village benefits from a primary school and is just 7 miles from Framlingham, best known locally for its fine medieval castle. Here there is a further excellent choice of schooling in both the state and private sectors, as well as a variety of shops including a Co-op supermarket, medical centre, public houses and restaurants.

The villages of Stradbroke (5 miles) and Debenham (6 miles), as well as the market town of Eye (7 miles), all offer day-to-day shopping and medical facilities, as well as further excellent schooling. The Heritage Coast, the well regarded riverside town of Woodbridge and Snape Maltings Concert Hall, home to the Aldeburgh Festival, are all in easy reach.

For commuters, the main railway station at Diss provides direct services to London's Liverpool station, Ipswich and Norwich. Located approximately 12 miles from the property, Diss also offers an 18-hole golf course, tennis and squash clubs, an indoor swimming pool and gym, as well as Tesco, Morrisons and Aldi supermarkets. Just under 20 miles to the south of the property is the county town of Ipswich, which offers further national shops, services and a train station.

## Description

Little Oaks is a detached two-bedroom bungalow situated within the village of Worlingworth. It benefits from a garage, workshop and gardens extending to approximately 0.62 acres. The property also benefits from PV and solar panels.

The property is approached via a pathway leading to the front entrance porch. This opens into the entrance hallway which provides access to the accommodation. The kitchen has been fitted with a modern range of high and low-level wall cabinets with granite worktops. The kitchen features built-in appliances such as a Miele induction hob, microwave and electric oven with Elica extractor hood, a Miele washing machine, dishwasher and a Neff two ring gas hob. There is an inset stainless steel sink, a built-in fridge freezer and windows overlooking the rear garden. The sitting room has windows to the front and side of the property and also has built-in shelving on one wall. The garden room benefits from underfloor heating and has windows and sliding doors which open onto the patio area.

Bedroom one is a generous double room with windows overlooking the front garden. It benefits from built-in wardrobes on all walls. Bedroom two is a further double room with windows to the side of the property and also features a built-in shelving unit. The bathroom is tiled and comprises a walk-in shower cubicle, a panelled bath, WC, handwash basin, extractor fan, laddered towel radiator and obscured glazed windows to the rear. It also benefits from built-in cupboards.

## Outside

The front garden is mainly laid to lawn interspersed with various plants and trees, together with a pathway which leads to the front porch. The garage and workshop have power and light connected and can be accessed via an up and over door opening onto the driveway. The boiler and hot water cylinder are located in the workshop. From the garage, a door provides access to the rear hallway where there are further doors to the kitchen and the driveway.

The rear garden is mainly laid to lawn with various trees and shrubs interspersed. There is a large patio area with a step down to the main garden where there is a manmade pond. Also located in the rear garden is a further single garage with an up and over door. Next to the garage is a wooden storage shed. Towards the rear of the garden is a further manmade pond.



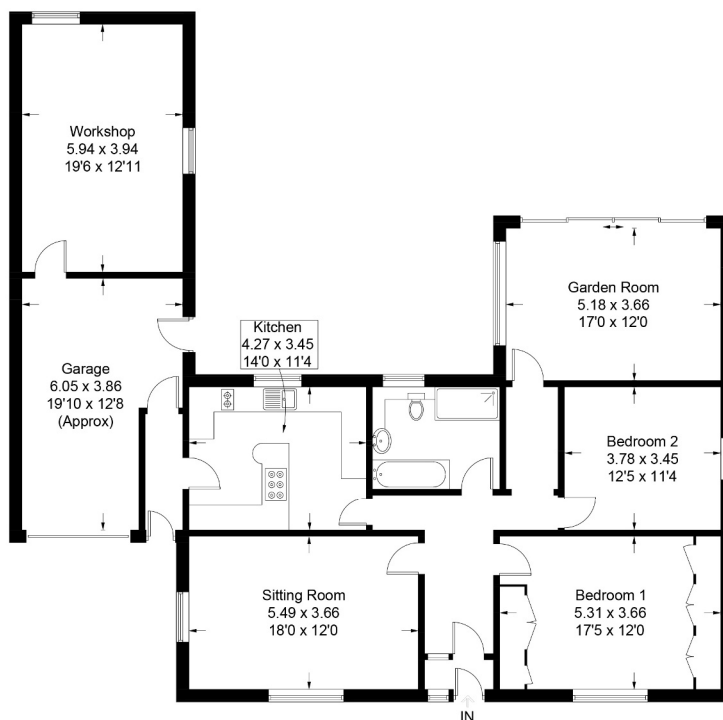






## Little Oaks, Worlingworth

Approximate Gross Internal Area = 160.3 sq m / 1725 sq ft  
(Including Garage / Workshop)



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Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, and electricity. Gas-fired central heating and an air-source heat pump (it is understood that the air-source heat pump is not in working order). PV and solar panels.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = E (Copy available from the agents upon request).

*Council Tax* Band D; £2,155.38 payable per annum 2025/2026

*Local Authority* Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel:  
0345 6066067

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. This is a probate sale and probate has been granted.

*February 2026*



## Directions

Proceeding into Worlingworth from Framlingham, continue past the village church on the left hand side and continue into the main part of the village passing The Swan public house on the left hand side. Continue along Shop Street and onto Mill Road where the property will be found on the right-hand side.

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