



CHURCH LANE | WORLINGTON

Recently Extended and Refurbished Family Home

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Guide Price £550,000 Freehold

FEATURES

- Recently refurbished and extended family home
- Popular village location. Walking distance to local Public House and Restaurants
- Easy Access to A11/A14
- Spacious open-plan living
- 3D Virtual Tour Available
- Downstairs Shower Room - Utility Room - En-suite Shower Room
- Air source heat pump

DESCRIPTION

****GUIDE PRICE £550,000 - £575,000 **** Welcome to this stunning detached house located on Church Lane in the charming village of Worlington. This home offers two spacious reception areas, perfect for entertaining guests or relaxing with family. With four bedrooms and three bathrooms, there is ample space for everyone in the household.

Recently refurbished and extended, this house offers a modern open-plan living space that is both stylish and functional. The property features a generous garden, ideal for enjoying the outdoors and hosting summer gatherings. Situated close to local amenities. Whether you're looking to unwind in a peaceful setting or entertain friends and family, this property offers the perfect blend of modern living and traditional charm.

Entrance Porch

Window to side aspect. Leading to entrance hall with stairs to first floor.

Utility Room 6'3" x 7'10" (1.91m x 2.38m)

Selection of wall and base units. Stainless steel sink with drainer. Space for washing machine and dryer. Window and door to side aspect.

Dining Area 13'0" x 15'3" (3.96m x 4.65m)

Window to side aspect, wood effect flooring, opening to;



ACCOMMODATION

Living Room 13'1" x 19'11" (3.98m x 6.08m)

Impressive L-shaped living area with bi-fold doors and windows looking out into a well kept private garden.

Kitchen 17'10" x 8'5" (5.43m x 2.56m)

Wide range of wall and base units with built in eye-level double oven, electric hob with extractor over, Integrated dishwasher, space for fridge/freezer and pull out larder units.

Snug 14'5" x 8'6" (4.39m x 2.60m)

Double part glazed door entering the room and opening into living area. Feature electric fireplace.

Shower Room

Double Shower cubicle, hand wash basin and low level WC. Part tiled walls and heated towel rail.

First Floor Landing

Loft access.

Master Bedroom 9'11" x 15'3" (3.02m x 4.65m)

Window to rear, selection of fitted wardrobes.

En-suite

Walk in shower cubicle, enclosed WC, hand wash basin set in vanity unit, fully tiled walls.

Bedroom 2 (with dressing area) 14'5" x 8'6" (4.39m x 2.60m)

Windows to front aspect, opening to dressing area 1.90m x 1.76m.

Bedroom 3 14'5" x 8'6" (4.39m x 2.60m)

Window to rear, fitted wardrobe and side units.

Bedroom 4 9'8" x 9'2" (2.94m x 2.80m)

Window to front aspect.

Family Bathroom 5'10" x 9'0" (1.78m x 2.74m)

Panel bath with shower over, pedestal singl, low level WC, heated towel rail and window to side aspect. Airing cupboard with pressurised hot water cylinder.

Garage & Parking

Reduced length garage space ideal for storage with double timber doors. Parking on private gravel driveway.

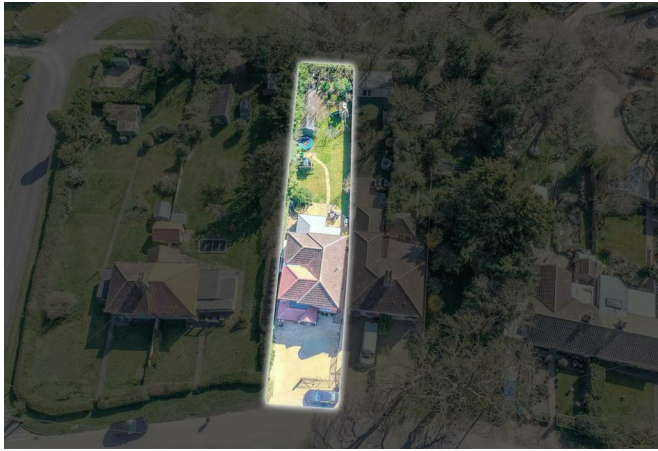
Outside

Enclosed rear garden with gated access to the side. Mainly laid to lawn with patio area, mature shrubs and a timber storage sheds.







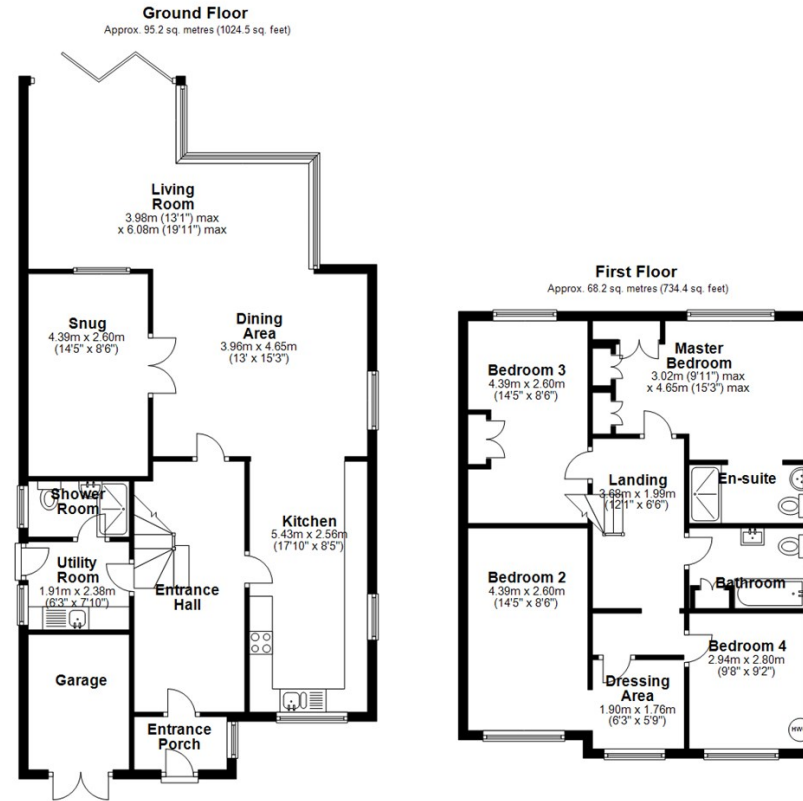


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Total area: approx. 163.4 sq. metres (1758.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or can be given. Copyright Clarke Philips Ltd 2021. Plan produced using PlanUp.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	73	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		