



The Freckles Church Road, Worlingworth WOODBRIDGE IP13 7NU



welcome to

The Freckles Church Road, Worlingworth WOODBRIDGE

This detached family home in Worlingworth offers 6 versatile bedrooms, 3 bathrooms, a luscious front garden, ample parking, and a spacious open-plan kitchen/diner with a log burner. There is a large rear garden with decking and field views.

The Freckles

This charming detached family home in Worlingworth is an inviting haven, perfectly suited for modern family living. Upon arrival, you'll notice the enclosed front garden, which is adorned with lush shrubbery, providing both privacy and a welcoming atmosphere. The spacious driveway offers ample parking and leads conveniently to the side door of the property.

Step inside to discover a generous ground floor layout featuring an expansive open-plan kitchen/diner that boasts an island, ideal for both cooking and casual dining. The room is enhanced by an exposed brick fireplace with a log burner, creating a cozy focal point for family gatherings. Complementing this space is a large lounge, ideal for relaxation and entertainment, along with a utility room for added convenience. The ground floor also includes four versatile bedrooms and a family bathroom, providing plenty of space for family and guests.

Ascending to the first floor, you'll find two additional bedrooms, a bathroom, and an en-suite, ensuring comfort and privacy. The two walk-in wardrobes/storage areas offer ample space for organization and storage solutions.

The rear garden is a true highlight of this property. It is spacious and features a lovely decking area, a patio perfect for outdoor dining, and a well-maintained lawn that provides stunning views of the surrounding fields, making it an ideal spot for family outings or peaceful evenings.

Overall, this detached family home in Worlingworth offers a blend of modern amenities and a tranquil setting, making it a perfect choice for family life.

Worlingworth

Worlingworth is a picturesque village located in Suffolk, England. Known for its charming countryside setting, the village features a mix of traditional and modern homes, creating a welcoming atmosphere. Surrounded by beautiful landscapes, it offers a peaceful lifestyle with plenty of opportunities for outdoor activities such as walking, cycling, and exploring nature.

The village has a strong sense of community, with local events and gatherings fostering connections among residents. Amenities typically include a small shop, a pub, and nearby schools, ensuring that everyday needs are easily met. Worlingworth is well-connected to larger towns, providing access to more extensive services while maintaining a tranquil village charm. Overall, it's an idyllic place for families and individuals who appreciate rural living and community spirit.

Entrance Porch

Double glazed door to front, two double glazed windows to front and internal door to hallway.

Hallway

Internal doors to downstairs bedrooms, downstairs bathroom and kitchen/diner, stairs to first floor and radiator.

Bedroom Three / Dining Room

17' 10" max x 11' 8" max (5.44m max x 3.56m max)
Dual aspect double glazed windows to front and side, radiator and carpeted flooring.

Snug/ Bedroom 6

11' 11" x 10' 11" (3.63m x 3.33m)
Dual aspect windows to front and side, radiator and

carpeted flooring.

Study / Bedroom 5

8' 7" x 10' 11" (2.62m x 3.33m)
Double glazed window to side, radiator and carpeted flooring.

Ground Floor Bathroom

Double glazed frosted window to side, corner bath unit, shower cubicle, WC, hand wash basin, radiator, towel rail and tiled flooring.

Bedroom Four

14' 11" x 11' 11" (4.55m x 3.63m)
Double glazed window to side, double glazed french doors to rear garden, radiator and carpeted flooring.

Kitchen / Diner

28' 4" max x 20' 10" max (8.64m max x 6.35m max)
Dual aspect double glazed window to rear and side, double glazed french doors to rear garden, wall and base units with work surfaces and matching island, integrated oven, hob and extractor, dish washer, fridge freezer, sink & drainer.

Side Porch

External double glazed door to front, internal doors to Living Room, utility and kitchen/diner, stairs to first floor and under stairs cupboard.

Utility Room

10' 5" max x 7' 4" max (3.17m max x 2.24m max)
Double glazed window to rear, wall and base units with work surfaces, space for washing machine and dryer, water softener, sink & basin and boiler.

Living Room

18' 7" x 17' 3" (5.66m x 5.26m)
Two double glazed windows to front, double glazed



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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**The Freckles Church Road,
Worlingworth WOODBRIDGE**

- Sizable Detached Family Home
- 5/6 Bedrooms & 3 Bathrooms
- Scenic Views To Rear
- Open Plan Kitchen / Diner With Island & Exposed Brick Fireplace
- Well Presented Throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers over

£600,000



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Property Ref:
FLH105282 - 0009

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