Chartered Surveyors / Estate Agents

Clarke & Simpson









4 Pipers Court, Worlingworth, Suffolk IP13 7FF

A new three bedroom detached house situated within a small development of eight new dwellings, on Pipers Court, Worlingworth.

Guide Price £325,000 Freehold

P7425C

Summary

Reception hall, cloakroom, sitting room and kitchen/dining room.
Three first floor bedrooms and bathroom.
Large single garage and off road parking.
Front and rear gardens.
EV charging point.

Location

Pipers Court is located close to the centre of Worlingworth and is accessed off Pipers Meadow. The property is one of eight new superb houses. 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

Number 4 Pipers Court is a detached three bedroom house of block construction with brick elevations under a pantiled roof. It benefits from UPVC double glazed windows throughout and an air source heat pump that serves the ground floor underfloor heating, first floor radiators and hot water system. There are recessed LED spotlights throughout the ground floor, as well as Amtico flooring with the stairs, landing and bedrooms being carpeted.

A front door leads to the reception hall that has stairs to the first floor landing and doors off to the sitting/dining room, kitchen and the cloakroom. This has WC, hand wash basin and window with obscured glazing to the front of the property. The spacious dual aspect sitting/dining room has a window to the front and French doors opening up to the rear patio and garden. The rear garden measures approximately 25' x 20'. The kitchen is fitted with stylish high and low level wall units with an integrated dishwasher, washing machine, oven, and American style fridge freezer. There are quartz work surfaces with inset one and a half bowl stainless steel sink. In addition is an induction hob with extractor fan above. Within the kitchen is a cupboard housing the hot water cylinder and slatted shelving and there is a door to the exterior as well as a window overlooking the rear garden.

The stairs in the ground floor reception hall rise to the first floor landing where there is a window to the rear of the property, door to the bathroom and to the three bedrooms. The bathroom has a bath with shower above and glazed screen, WC and hand wash basin and a window with obscured glazing to the rear.

The property benefits from a 10 year NHBC warranty.

Outside

There is a garden to the front of the property adjacent to which is off road parking for at least one vehicle. This leads to a particularly large single garage of brick and block construction under a tiled roof which has a remote controlled shutter door to the front as well as an EV charging point. It measures 23' x 10' and has potential to be split to create both a garage and home office. The rear garden is fully enclosed by fencing and measures 25' x 20'.



















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. Before the village school, turn left onto Pipers Meadow and continue through the development into Pipers Court where number 4 is the second on the right.

What3Words location: ///noting.score.specifies

Viewing Strictly by appointment with the agent.

Management Charge The brick paved road leading through Pipers Meadow is adopted by the council. The brick paved driveway on Pipers Court will be shared equally between the dwellings that use it under a management company and each household will be responsible for maintenance. In addition, is a pumping station which pumps waste water to the main. The management company will also be responsible for the cost of maintenance repair and renewal of this system. The current cost for the ongoing maintenance of the drive and sewage pump is £250 per annum and this will be assessed annually.

Services Mains water and drainage (via a pumped supply serving all of Pipers Court). Mains electricity with an air source heat pump serving the hot water and central heating system. Ground floor underfloor heating with first floor radiators. EV charging point. High speed fibre broadband.

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

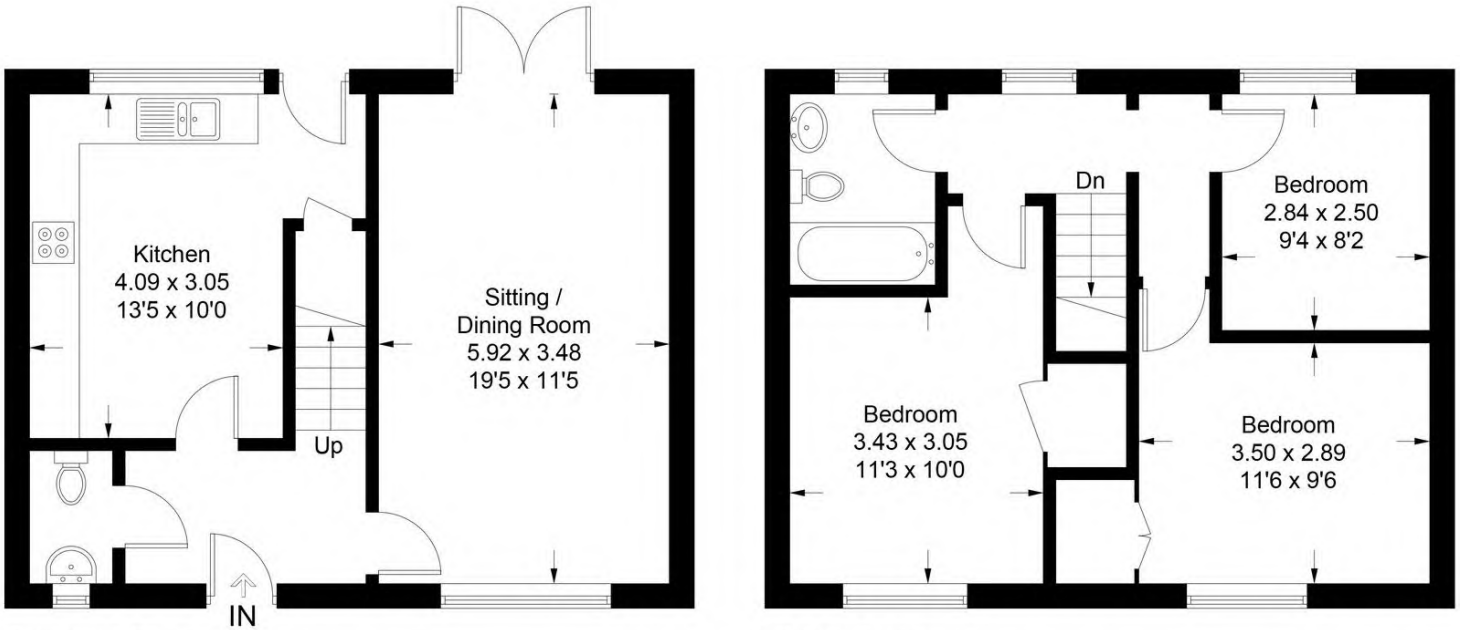
EPC Rating = B (copy available upon request)

Council Tax Band C; £2,006.94 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

No 4, Pipers Court

Approximate Gross Internal Area = 91.4 sq m / 984 sq ft



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NOTES

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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.



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