





The Grove, Shop Street, Worlingworth, Woodbridge, IP13 7HX

william h brown

welcome to

The Grove, Shop Street, Worlingworth, Woodbridge

Step into The Grove, an enchanting 3,400 sq ft timber-framed retreat nestled on 0.65 acres of lush, mature grounds. Enjoy charming reception rooms, stylish kitchen, four bedrooms, two bathrooms and downstairs cloakroom. Further complemented by ample parking space, garage & outbuilding.

Accommodation

Entrance Hall
Oak door to the rear of the property leads to the hallway with a west facing window, stairs to first floor, understairs cupboard, spotlights, radiator and parquet flooring.

Drawing Room
Dual aspect room with exposed beams, inglenook fireplace with bressummer beam above and canopy, built-in cupboard and radiator.

Sitting Room
Spacious room with south facing bay window, exposed timbers and brickwork, inglenook fireplace with bressummer beam and woodburning stove with canopy, built-in cupboard and radiator.

Study
Dual aspect with French doors overlooking the front garden, and window to side overlooking the driveway, radiator and parquet flooring.

Inner Hallway
Radiator.

Utility Room
Window overlooking the front garden, fitted with a range of wall and base units with roll top work surfaces, stainless steel sink wth mixer tap, integrated electric oven with four ring halogen bob and cooker hood over, space for washing machine and tumbledryer, radiator and tiled flooring.

Shower Room
Comprising a tiled shower, WC, heated towel rail and spotlights.

Dining Room
L-shape room with exposed timbers and brick wall, open studwork, radiator and wood laminate flooring.

Cloakroom
East facing window, fitted with a WC and wash hand basin with cupboard below and heated towel rail.

Kitchen
South facing windows flanked on both sides and above by windows overlooking the rear of the property and east and west facing windows including conservation Velux windows. Open to the vaulted first floor ceiling and secondary staircase to the first floor landing. Fitted with a range of wall and base units with granite work surfaces and a matching island, inset one and a half bowl stainless steel sink with mixer tap, integrated dishwasher, Rayburn stove also serving the central heating and hot water system, radiators and tiled flooring.

Rear Hallway
Glazed door to the exterior and east facing window, stairs to first floor landing.

First Floor Landing
South facing window, secondary staircase to the kitchen, stairs to attic room, spotlights and radiator.

Bedroom One
Spacious dual aspect double bedroom with north and east facing windows, exposed beams and floorboards, walk-in wardrobe, spotlights and radiators.

En-Suite
Frosted window and east facing conservation skylight, fitted with a three-piece suite comprising a claw foot roll top bath, wash hand basin and WC, heated towel rail and spotlights.









Bedroom Two
Double bedroom with north facing window overlooking the front garden and exposed floorboards.

Dressing Room
Previously used as a single bedroom, exposed timbers, brick chimney breast and radiator.

Bathroom
North facing window overlooking the front garden, fitted wit a three-piece suite comprising a bath, wash hand basin and WC, radiator and exposed floorboards.

Bedroom Three
Dual aspect double bedroom with north and south facing windows, exposed timbers, built-in cupboard, spotlights and radiator.

Attic Room
Stairs from the first floor lead to the versatile attic room which is ideal for storage and has an east facing window.

Attic Bedroom Four
West facing window and radiator.

External
The property spans 0.65 acres and includes a shared driveway with three other homes. At the front, there's a welcoming garden with a well-maintained lawn, adorned with mature trees like horse chestnut, willow, oak, copper beech, and cherry. This garden stretches to the east side and features a pond. To the south, there's a patio and a brick outbuilding with a pan-tiled roof, containing two storage rooms measuring 8'2" x 8'7" and 10' x 8'7", each with front and rear windows and individual access doors. Adjacent to these is an open-fronted store, measuring 19'6" x 10'11". The property offers ample off-road parking, an in-and-out driveway, and a modern timber-framed garage measuring approximately 23' x 15'10", with additional storage space above.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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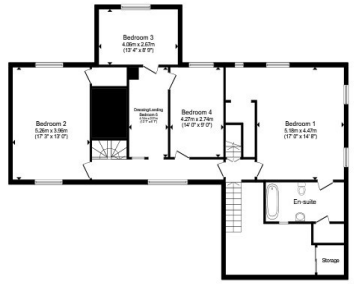
- 4-Bed Detached Character Home
- Over Half An Acre Plot
- 2 Bathrooms & Downstairs Cloakroom
- 4 Reception Rooms
- Large Garden, Outbuilding & Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: F

£685,000



Ground Floor



First Floor



Second Floor

Total floor area 324.2 m² (3,490 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
FLH101828 - 0002

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