6 The Meadows - Guide Price £305,000

Worlington Bury St. Edmunds IP28 8SH

shires residential

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Guide Price £305,000

The Property

Situated in the highly sought-after village of Worlington, a popular location particularly favoured by families, this spacious four double bedroom detached home offers versatile living accommodation, mature wrap-around gardens and is offered to the market chain free.

The property welcomes you into a generous entrance hall with under-stairs storage and a convenient ground floor cloakroom. The impressive 20ft living room features a decorative fireplace and double sliding doors opening onto the garden, creating an ideal space for relaxing and entertaining.

There is a separate dining room overlooking the garden and an additional family room providing flexible living space. The fitted kitchen offers a range of wall and base units, electric hob and oven, space for a fridge/freezer and houses the boiler. A family room/kitchen annex provides an informal seating area for a table, dedicated laundry space and extensive storage, with excellent potential to integrate and create one large open-plan kitchen/dining/family room (subject to consents). A ground floor shower room and a bright conservatory overlooking the gardens further enhance the practicality of the home.

Upstairs are four well-proportioned double bedrooms, with the principal bedroom enjoying views over open meadows. The family bathroom is complemented by a separate WC.

Externally, mature landscaped gardens wrap around the property, offering privacy and excellent outdoor space. The south-facing rear garden enjoys sun throughout the day. A single garage and additional parking within the garage forecourt provide space for multiple vehicles. The property is heated via an oil-fired boiler with a fairly new oil tank and also benefits from a fitted water softener.

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents.

Features

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- HIGHLY SOUGHT-AFTER WORLINGTON VILLAGE LOCATION
- CHAIN FREE
- SPACIOUS 20FT LIVING ROOM
- SEPARATE DINING ROOM
- ADDITIONAL FAMILY ROOM
- FITTED KITCHEN
- CONSERVATORY OVERLOOKING GARDENS
- VIEWS OVER OPEN MEADOWS

Modern Method of Auction

This property is for sale by the Modern

Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

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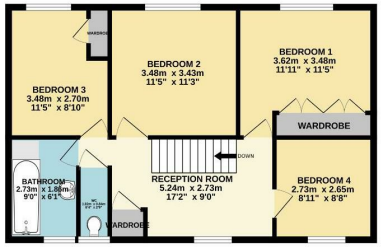
GROUND FLOOR
83.3 sq.m. (897 sq.ft.) approx.

1ST FLOOR
60.5 sq.m. (651 sq.ft.) approx.



TOTAL FLOOR AREA : 143.8 sq.m. (1548 sq.ft.) approx.

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 efficiency can be given.
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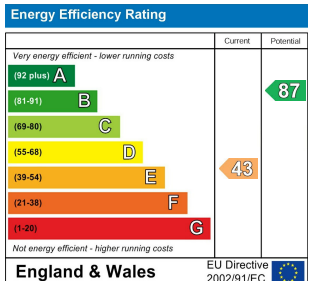

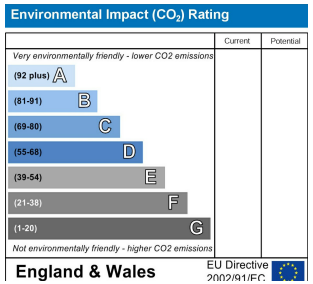

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