



Oaklyn Fingal Street, Worlingworth Woodbridge IP13 7HS

welcome to

Oaklyn Fingal Street, Worlingworth Woodbridge

Situated in peaceful Worlingworth, this spacious 4-bedroom detached bungalow sits on approximately 1.5 acres of wrap-around gardens and features a, modern kitchen with utility, a dining room, separate reception rooms and conservatory. The property also offers an outbuilding and off-road parking.

Entrance Hall

Door to kitchen and lounge, radiator, double glazed window, loft access.

Lounge

13' 11" x 14' 11" (4.24m x 4.55m)
Two double glazed windows, two radiators.

Dining Room

11' 6" x 12' (3.51m x 3.66m)
Double glazed windows, radiator, carpet flooring.

Reception Room

15' x 14' 8" (4.57m x 4.47m)
Double glazed windows, radiator, sliding doors, carpet flooring.

Kitchen

11' 6" x 16' 11" (3.51m x 5.16m)
Double glazed window to conservatory, electric hob, eye level oven, sink, built in fridge freezer, radiator, boiler room / airing cupboard, tiled flooring.

Utility Room

9' 2" x 5' 8" (2.79m x 1.73m)
Space for white goods, wash basin, tiled flooring.

Conservatory

15' 8" x 9' 7" (4.78m x 2.92m)
Windows, radiator, door to garden.

Bedroom 1

9' 9" x 14' 5" (2.97m x 4.39m)
Double glazed window, radiator, over bed storage.

En-Suite

Double glazed frosted window, radiator, w/c, wash basin, bath.

Bedroom 2

16' 7" x 10' 7" (5.05m x 3.23m)
Double glazed window to rear aspect, radiator, carpet flooring.

Bedroom 3

11' 6" x 10' 7" (3.51m x 3.23m)
Double glazed window to rear aspect, radiator, carpet flooring.

Bedroom 4

9' x 9' 10" (2.74m x 3.00m)
Double glazed window, radiator.

Bathroom

Double glazed window, shower cubical, w/c, bath, wash basin.

Rear Garden

1.5 acres wrap around garden, oil tank, lawn and sheds.

Parking

Driveway for off road parking.

Outbuildings

Power and light, door to front.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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



welcome to

**Oaklyn Fingal Street,
Worlingworth Woodbridge**

- Spacious 4-bedroom detached bungalow
- 1.5 acres of wrap-around gardens
- Primary bedroom with en-suite
- Modern Kitchen with separate utility room
- Peaceful location

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£615,000



view this property online williamhbrown.co.uk/Property/FLH105341



Property Ref:
FLH105341 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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