

27, The Street, Worlington
Bury St. Edmunds, IP28 8RU
£450,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

A rather special and substantial semi-detached family home standing within this sought after village and enjoying a generous size garden and extensive parking to the rear.

Skilfully extended and improved over the years, this property boasts accommodation extending to over 1700 square foot offering an entrance hall, living room, kitchen/dining room, garden room/sitting room, study/dining room, four bedrooms (two en-suite bathrooms) and a sizeable family bathroom.

Early viewing is essential.

Entrance Hall
With radiator, stairs leading to first floor, storage cupboard,window to front aspect and doors to:

Study/Dining Room
13'3" x 9'8"
With radiator, fireplace and window to front aspect.

Living Room
22'6" max x 14'4" max
With two radiators, fire place with wood burner, French doors to rear garden and double doors to:

Kitchen/Dining Room
17'8" max x 15'1" max
Fitted with a range of matching base and eye level storage units with work top surfaces over, inset one and half bowl sink and drainer unit with mixer tap, built in double oven, separate hob with extractor over, space for fridge/freezer, windows to side and rear, double glazed door to side and door to:

Utility Room
6'7" x 4'7"
Fitted with matching eye and base level storage units with work surfaces over, inset sink and drainer unit with mixer tap, spaces for washing machine and tumble dryer, window to rear.

Cloakroom/WC
Suite comprising low level WC and wash hand basin.

Bedroom 2
13'8" x 10'9"
Radiator, two windows to front aspect and door to:

En-Suite Shower Room
Suite comprising shower cubicle, low level WC, vanity wash hand basin with storage beneath, radiator and obscured window to side.

Garden Room
15'8" x 10'11"
With storage cupboard housing boiler, two sky lights and French doors to rear garden.

First Floor Landing
With storage cupboard and doors to:

Bedroom 1
15'3" x 10'11"
With radiator, feature fireplace, window to rear aspect and large opening to:

Dressing Area
7'4" x 6'5"
With radiator, built in wardrobes, window to side and door to:

En-Suite Shower Room
Suite comprising, shower cubicle, pedestal wash hand basin, low level WC, heated towel rail loft access and window to rear.

Bedroom 3
13'5" + bay x 11'10" min
With radiator, feature fireplace, storage cupboard and bay window to front aspect.

Bedroom 4
10'9" x 9'8"
With radiator and window to rear.

Bathroom
Suite comprising, panel enclosed bath, shower cubicle, low level WC, pedestal wash hand basin with storage, radiator, and obscured window to front.

Outside Front
Front garden enclosed by low level; brick wall and Yew hedging.

Outside Rear
Paved patio area and lawned garden with storage sheds. Beyond the rear garden is a paved driveway providing off road parking for approximately four cars.

Property Information
EPC - D
Tenure - Freehold
Council Tax Band - D - West Suffolk
Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 185 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - OIL
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of







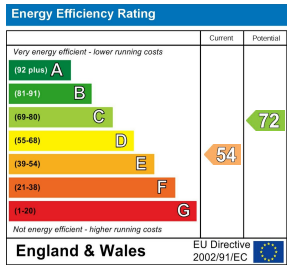


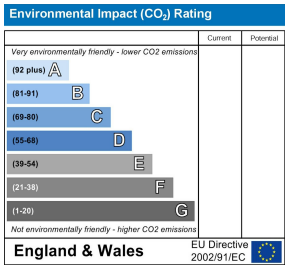
Ground Floor



First Floor







This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.























