



Willowdene, Worlingworth, Suffolk



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FRAMLINGHAM

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A substantial four bedroom detached home located in the centre of the village of Worlingworth. This deceptively spacious property offers four bedrooms, three bathrooms, two reception rooms, kitchen/diner, gym, garage, garden room and generous front and rear gardens.

LOCATION Willowdene is situated in the heart of the rural village of Worlingworth, which has a primary school with Outstanding Ofsted results and also benefits from a community centre which hosts regular events. The Swan Public House and shop is due to reopen soon subject to ongoing works. The Be Well Barn with cafe and leisure facilities is just some seven minutes' drive away. Further facilities are available in Stradbroke which is four miles away and benefits from a swimming pool, gym, three public houses, a local shop, library, bakers and medical centre. Stradbroke also benefits from a High School. Worlingworth is centrally located between Debenham and Framlingham. The market town of Framlingham is approximately seven miles away and is particularly well known for its twelfth century castle (Castle on the Hill) and church. The Market Hill is surrounded by interesting shops and a variety of restaurants, it is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. Framlingham provides an excellent range of independent shops, restaurants, public houses, doctor's surgery etc. There are excellent schools in both the private and public sectors. Debenham is a slightly smaller town but has a good selection of independent shops and a supermarket. It has two pubs and the very popular Debenham High School. Mainline trains run regularly direct from Norwich to London from Diss train station (approx 25 minutes away).



WILLOWDENE - INTERIOR The front door welcomes you into the entrance hall which has windows to the front and side and is a great space for coats and shoes. Light oak laminate flooring continues throughout the ground floor and the hall flows through the centre of the house and is very light and bright with a large understairs cupboard and small hobby room to the left-hand side. The large sitting room has windows to the front and side, a wooden mantle with gas fired cast iron burner, stone hearth and the oak floor continues throughout. To the garden end period glazed double doors lead through into the study / music room which has French doors leading out into the back garden.

At the end of the hall is the kitchen/dining room. This is a bright room with ample space for a family dining table leading through to the kitchen area with a range of fully fitted white units with oak wooden worktops. There is a large range style cooker with gas burners (bottled gas), modern extractor hood, ceramic sink and space and plumbing for a dishwasher. To the left is a generous utility room with a range of fitted wall and base units, space for an American style fridge/freezer, and space and plumbing for a washing machine and tumble dryer. There is a back door and window into the back garden. A door leads through into a contemporary, fully tiled shower room with corner shower, wc, basin, heated towel rail and obscured window.

Off the entrance hall is a door leading into the garage (over 15' wide) which has a large up and over electric door. There is power and light connected, and it has boarded roof space for extra storage. A rear door leads through to the home gym which features a window to the side and is carpeted. There is a large cupboard housing the oil-fired boiler and the water softener.

Stairs lead from the hall up to the first floor with a window to the side and a spacious landing with an airing cupboard. To the rear is the main bedroom which overlooks the rear garden and has plenty of space for storage and wardrobes. A door leads into the en-suite with mosaic style tiling, shower cubicle, basin, wc, heated towel rail and obscured window to the side.

Bedroom 2 and 3 are both generous double rooms, one overlooks the rear garden and one overlooks the front garden. Bedroom 4 overlooks the front garden. The family bathroom has been recently refitted in a contemporary style with a bath with a shower over, wc, basin set into a vanity unit below, heated towel rail and a frosted window to the side of the house.



WILLOWDENE - EXTERIOR To the front there is a generous private driveway which leads to the house with ample parking for several cars. The drive is bordered by lawn and there are established hedges to the front and sides which keep it very private.

The large garden to the rear also has established hedging which gives it a private feel. It is mainly laid to lawn with a patio area directly outside the house with plenty of space for lounging and dining. To one side of the house is the oil tank, outside tap and gate to the front. A winding path leads through the lawn to the outside garden studio/office/hobby room and garden shed. The lawned area gives plenty of room to kick a ball about or house trampolines and climbing frames.

The Garden room/studio is recently constructed with timber cladding and wooden floor. It has double glazed windows and door looking back towards the main house. Currently it doesn't have a separate power supply but has light and power from a long extension cable with a power breaker.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY Mid Suffolk

Tax Band: D

EPC: D

Postcode: IP13 7HX

SERVICES Gas fired cast iron burner to the Sitting Room, oil fired central heating, mains drains, mains water and electricity. Water Softener.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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