



Worlingworth Road, Wilby - IP21 5LG

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS

## Worlingworth Road

Wilby, Eye

This HEAVILY UPGRADED FOUR BEDROOM DETACHED FAMILY HOME offers over 2000 SQFT OF INTERNAL ACCOMMODATION (subject to measured survey), beautifully presented in EXCELLENT ORDER THROUGHOUT and ready to move straight into! Step through the welcoming entrance hall and discover FOUR IMPRESSIVE RECEPTION ROOMS, ideal for entertaining or relaxing with family, each thoughtfully designed to maximise space and light. The main sitting room is a real highlight with VAULTED and BEAMED ceilings and a cosy WOODBURNER. The KITCHEN/BREAKFAST ROOM is a true heart of the home, featuring quality finishes and ample space for casual dining. There is an open plan reception space incorporating dining and family room with the addition of an EXCELLENT HOME OFFICE. Also on the ground floor there is a recently fitted family bathroom, utility room as well as front and rear lobbies. Upstairs, you will find FOUR GENEROUS DOUBLE BEDROOMS, each offering comfort and privacy, accompanied by a WELL-APPOINTED SHOWER ROOM. The main bedroom offers a stunning far reaching view across fields from the 'Juliette' balcony. The versatile layout provides plenty of options for home working, hobbies, or guest accommodation, whilst the entire property exudes a sense of warmth and sophistication. Every detail has been carefully considered to create a welcoming environment, from the stylish décor to the practical storage solutions.

- Heavily Upgraded Detached Family Home in Wilby
- Over 2000 SQFT Of Internal Accommodation (ctmc)



Stepping outside there are STUNNING, WELL-KEPT GROUNDS EXTENDING TO 0.5 ACRES (subject to measured survey), providing the perfect setting for family gatherings, summer barbeques, or quiet moments enjoying nature. The extensive gardens are meticulously maintained and offer a variety of spaces including sweeping lawns, mature borders, and sheltered seating areas (ideal for alfresco dining or morning coffee) as well as large patio areas. To the rear, FAR REACHING FIELD VIEWS create a tranquil, private backdrop, adding to the sense of peace and seclusion. The property benefits from EXTENSIVE DRIVEWAY PARKING with EV CHARGING, ensuring ample space for multiple vehicles, as well as USEFUL OUTBUILDINGS (perfect for storage, workshops, or hobbies). In addition the house benefits from an ARRAY OF SOLAR PANELS providing supplementary income helping with the modern electric panel heating throughout.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

Wilby is a traditional rural village with an excellent local primary school and a sense of community. Closest can be found in Stradbroke just a few miles down the road which include 2 public houses, bakery, butchers, post office, library, leisure centre and swimming pool, primary and secondary school, doctor's surgery and other local amenities. A wider range of shopping facilities are available in Diss around 9 miles away, which also boasts a mainline train station to London Liverpool Street via Ipswich with the journey taking approximately 90 minutes.



## SETTING THE SCENE

Approached via wide splayed driveway which is fully shingled, there is plenty of driveway parking for numerous vehicles to the front and side. The driveway also provides an EV charger as well as gated access to the front paddock which is fully laid to lawn providing an excellent space for children to play or animals to be housed. The main entrance door is found to the side of the property.

## THE GRAND TOUR

Entering the house via the main entrance door to the side there is a welcoming entrance porch with plenty of storage for coats and shoes. This in turn leads through to the family room and dining room with a stunning wood flooring running throughout the space. The family room benefits from a woodburner with a door to the inner hall and an open aspect to the dining room. The whole space is filled with natural light with a triple aspect as well as patio doors to the front garden. The home office is found to the front off the dining room creating the ideal space for home working or crafting/hobbies. The central hallway leads to all further rooms as well as providing plenty of built in storage options and stairs to the first floor landing with the same wood flooring running throughout. The family bathroom has been recently re-fitted to a high specification with a range of fitted storage, w/c, hand wash basin, bath and separate shower as well as a tiled floor. The utility is found adjacent with space for white goods and further storage, whilst the true heart of the home, the kitchen/breakfast room is found to the rear of the house with an attractive tiled floor and a range of neutral wall and base level units with wood worktops over. The kitchen also houses a pantry cupboard, range style oven and hob as well as space for various white goods and space for a formal dining table, whilst off from the kitchen is a rear lobby leading out to the garden beyond. The final room on the ground floor is the stunning sitting room with an impressive vaulted and beamed ceiling, cosy woodburner and glazed aspect with patio doors opening onto the rear garden.

Heading up to the first floor landing, there is ample space for growing families with four generous bedrooms and a shower room. The main double bedroom is rear facing with a 'Juliette' Balcony affording far reaching views beyond. There are three further double rooms with the shower room having been fitted to a high specification with double rainfall remote controlled shower, hand wash basin with feature lighting and w/c, as well as a useful storage area.

## FIND US

Postcode : IP21 5LG

What3Words : ///standing.perch.protects

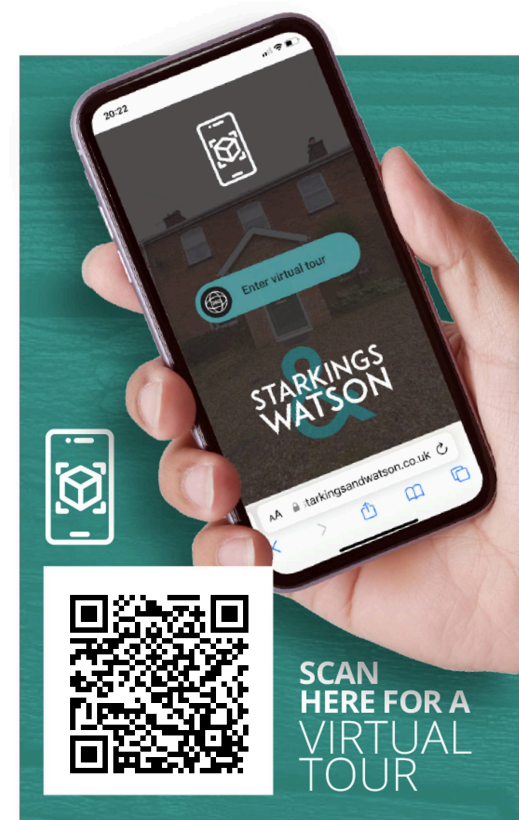
## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

Buyers are advised there are solar panels as well as modern electric programmable heating.

Drainage is provided via sewerage treatment plant with mains water and electricity connected.



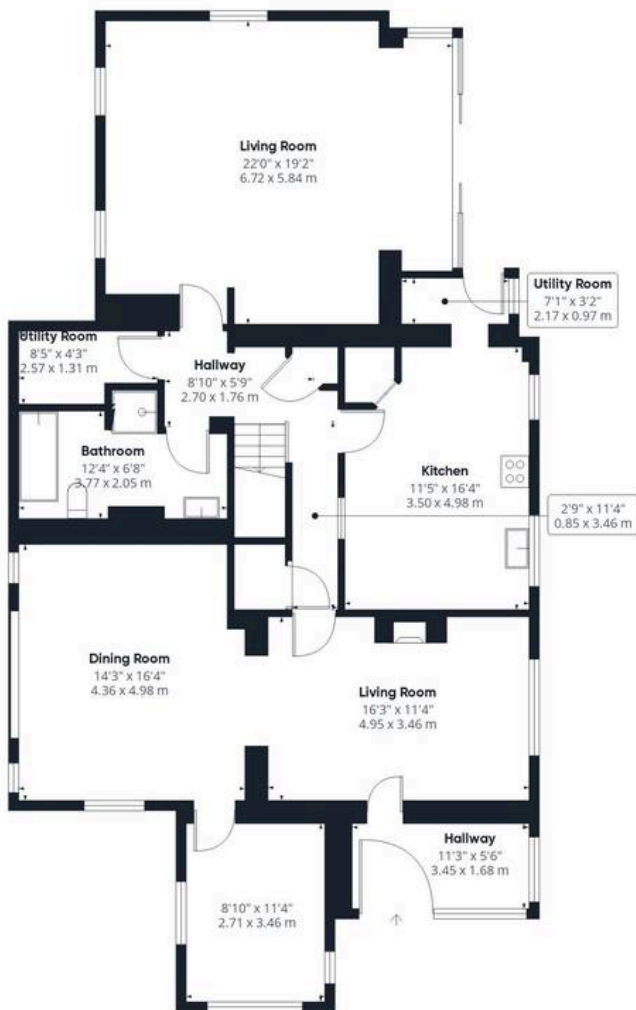




## THE GREAT OUTDOORS

The rear garden is nicely landscaped with a large wrap around patio and pathway as well as covered pergola providing the perfect spot for outside dining and entertaining. The patio leads onto the lawns with open fields beyond adding to the sense of space and privacy. A shingled seating area can also be found alongside an excellent workshop with power and light. The side area offers an outside kitchen space as well as wood store with the pathway connecting the rear gardens to the frontage. The spacious front garden is private and enclosed with mature hedging surrounding and plenty of space for all the family to enjoy. There is also a further paved patio with space for outside dining and entertaining. The total plot extends to 0.5 acres (stms).

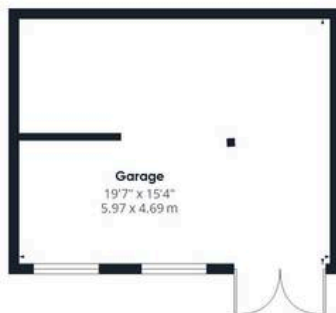




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2366 ft<sup>2</sup>  
219.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.