



CHURCH LANE | WORLINGTON

Extended Home in Popular Village with Garden Room/Home Office

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Offers In Excess Of £300,000 Freehold

FEATURES

- Garden Room with Air-Conditioning & Storage - Ideal for working from home
- Quiet Village Location with Easy Access to Mildenhall, Newmarket
- Lounge/Diner with Log Burner
- Large Kitchen/Breakfast Room
- Potential downstairs bedroom & Shower Room
- Awaiting Updated EPC
- Generous Garden to the Rear
- Oil Central Heating

DESCRIPTION

A beautifully presented three-bedroom semi-detached home situated in the popular village of Worlington, offering a quiet rural setting with convenient access to Mildenhall, Newmarket and Bury St Edmunds. The property has been extended to the rear and offers spacious accommodation including a living/dining room with log burner, kitchen, snug, downstairs shower room and family bathroom, along with off-road parking, EV charging point and an enclosed rear garden. A garden room with air conditioning and storage provides an excellent home office or additional reception space.

Entrance Hall

Stairs to the first floor

Lounge/Diner 22'5" x 15'0" (6.83m x 4.57m)

Spacious open-plan living and dining area with feature log burner, windows to the front and side aspects, radiator and large storage cupboard with vent for tumble dryer.



ACCOMMODATION

Kitchen/Breakfast Room 11'6" x 15'0" (3.51m x 4.57m)

Fitted kitchen with a range of wall and base units with work surfaces over, plumbing for washing machine and dishwasher, window to the side aspect and radiator.

Shower Room

Three-piece suite comprising W.C., shower cubicle and pedestal wash basin, with extractor fan.

Snug / Bedroom 4 10'10" x 9'6" (3.30m x 2.89m)

Versatile reception room with double doors opening onto the rear garden, ideal as a snug or additional bedroom.

First Floor Landing

Window to side and loft access.

Main Bedroom 10'0" x 15'0" (3.04m x 4.57m)

Window to front aspect.

Bedroom 2 13'0" x 9'9" (3.97m x 2.98m)

Window to rear aspect. Air conditioning unit.

Bedroom 3 11'10" x 7'5" (3.61m x 2.27m)

Window to rear aspect.

Bathroom

Compact bath with shower over, low level WC, hand wash basin.

Garden Room / Home Office

French doors leading to decking area and garden. Air conditioning & Network internet connection, internal store cupboard and external storage cupboard.

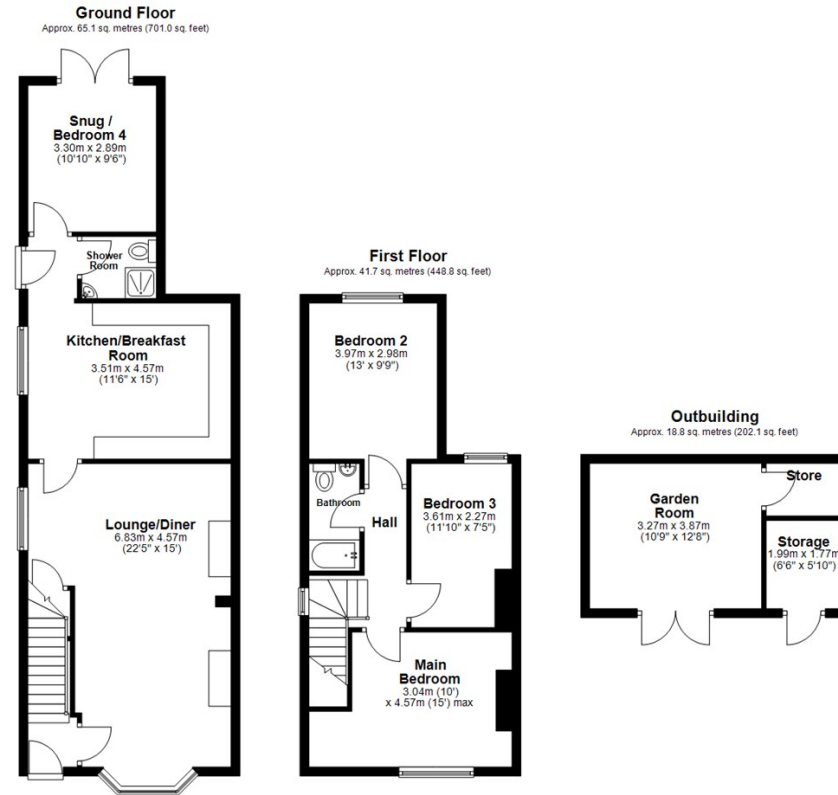
Outside

Gated access to gravel driveway with EV charger. Enclosed rear garden with two decking areas, mainly laid to lawn with a variety of shrubs.









Total area: approx. 125.6 sq. metres (1351.9 sq. feet)

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 can be given.
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Council Tax Band : B

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		