



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

MA
Morris Armitage
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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



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	
	72
	54
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

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