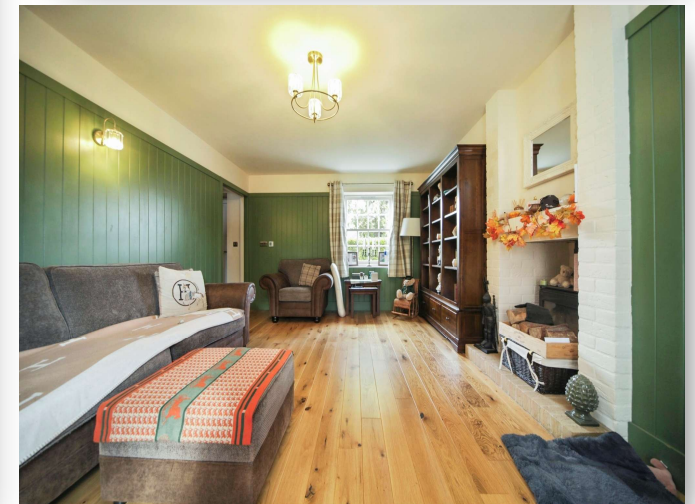




Willow Tree Yard, Worlingworth, Woodbridge, IP13 7PH

welcome to

Willow Tree Yard, Worlingworth, Woodbridge

A beautifully presented modern detached family home situated in the sought-after Suffolk village of Worlingworth. Offering approximately 1,281 sq. ft. of accommodation, the property features three generous double bedrooms, including a principal bedroom with en-suite shower room.

Location

Situated in the charming Suffolk village of Worlingworth, Willow Tree Yard enjoys a peaceful rural setting surrounded by attractive countryside. The village offers a local primary school, community facilities and playing fields, with the market town of Framlingham approximately seven miles away, providing a wider range of shops, cafés, restaurants and everyday amenities.

Combining a quiet village lifestyle with access to nearby market towns and the beautiful Suffolk countryside, this location is ideal for those seeking a more relaxed pace of life.

Living Room

18' 1" x 11' 10" (5.51m x 3.61m)

A welcoming lounge featuring warm wooden flooring and an attractive fireplace, creating a cosy and inviting atmosphere. The muted green walls are complemented by decorative panelling, adding character and charm to the space. A window and French doors opening onto the garden allow plenty of natural light to flow through the room, making it ideal for relaxing or entertaining.

Kitchen/ Dining Room

15' 5" x 10' 2" (4.70m x 3.10m)

A well-presented kitchen and dining area fitted with contemporary shaker-style cabinetry in a soft green finish, complemented by warm wooden flooring. The kitchen benefits from integrated appliances, generous worktop space and a farmhouse-style sink positioned beneath a window overlooking the garden. The dining area provides ample space for a table and chairs, while French doors open directly onto the patio, creating a seamless connection between indoor and outdoor dining.

Snug/Study

9' 5" x 6' 9" (2.87m x 2.06m)

A versatile and practical additional room, currently arranged as a children's playroom with useful storage. Finished with wooden flooring and a window providing natural light, this space could equally serve as a home office, snug or occasional guest bedroom, depending on individual requirements.

Utility Room

6' 9" x 4' 4" (2.06m x 1.32m)

Space for washing machine and white goods.

Wc

A modern and neatly presented cloakroom fitted with a contemporary wall-mounted wash basin and matching toilet. Wooden flooring continues through the space, while half-height white subway tiling provides a stylish and practical finish.

Bedroom 1

13' 3" x 10' 10" (4.04m x 3.30m)

A generously proportioned principal bedroom featuring a high ceiling and a large window that allows natural light to fill the room. Attractive feature wallpaper adds character, complemented by dark carpeting for a warm and comfortable feel. Built-in wardrobes provide convenient storage, with additional space available for further bedroom furniture.

Bedroom 2

13' 3" x 11' (4.04m x 3.35m)

A well-sized double bedroom featuring fitted wardrobes, carpeted flooring and neutral décor. The window provides plenty of natural light, creating a bright and comfortable space suitable for use as a bedroom or home study.





Bedroom 3

11' 11" x 11' (3.63m x 3.35m)

A further spacious double bedroom with carpeted flooring and a window allowing natural light into the room. Offering a flexible layout, this room would be ideal as a children's bedroom, guest bedroom or additional study.

Bathroom

The main bathroom is fitted with a bath, wash basin and modern toilet. Neutral tiling and half-height tiled walls create a fresh, clean finish, while the window provides natural light and ventilation.

Ensuite

A contemporary en-suite shower room fitted with a walk-in shower, wash basin and toilet. White wall tiling and neutral flooring enhance the bright, modern feel of this practical space.

Rear Garden

A private and well-maintained rear garden offering a pleasant outdoor setting, with a lawn bordered by mature trees and shrubs providing additional privacy. A patio area offers space for outdoor furniture, ideal for dining and entertaining, while decking creates a further seating area to enjoy the garden. A garden shed also provides useful additional storage.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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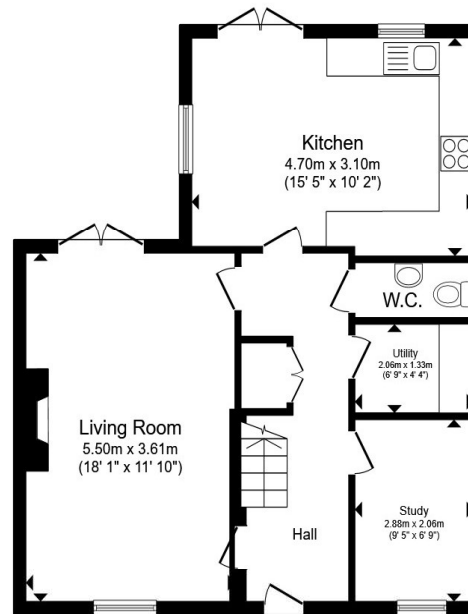
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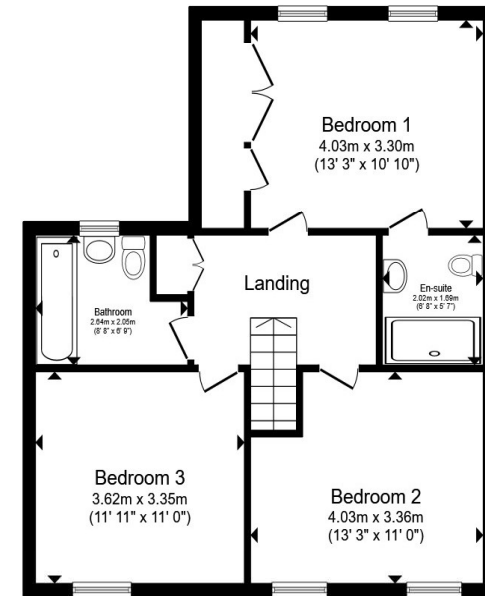
- Well Presented throughout
- Three Double Bedrooms
- Private Development
- Detached
-

Tenure: Freehold EPC Rating: B
Council Tax Band: D

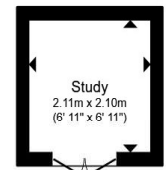
£350,000



Ground Floor



First Floor



Outbuilding

Total floor area 118.2 m² (1,272 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
FLH105846 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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