



Chequers, Worlingworth, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A four bedroom DETACHED house in the heart of Worlingworth with a large garden **DOUBLE GARAGE AND PARKING FOR NUMEROUS VEHICLES**

LOCATION The property is in the 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. Be Well Barn with cafe facilities is just some 7 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. The market town of Framlingham is approximately seven miles away, as is the market town of Eye, and is particularly well known for its twelfth century castle (Castle on the Hill) and church. The market square 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. Mainline trains run regularly direct from Norwich to London from Diss train station (approx 25 minutes away).





CHEQUERS - INTERIOR There is an enclosed porch to the front of the property perfect for coats and shoes. An entrance door welcomes you into the Entrance Hallway where there is a further deep storage cupboard and a cloakroom with wc with window and vanity unit with inset wash hand basin. There is a back door from the Entrance Hall out to the rear garden. To the right is a generous Sitting Room with an elaborate, painted wooden surround, marble inset and hearth for an open fire. It is light and airy being dual aspect. Off the Sitting Room is a spacious Garden Room with views to two sides over the garden and double doors out to the patio area and garden beyond. The Kitchen is to the left of the hallway and has space for a dishwasher, washing machine and tall fridge/freezer, cooker with extra above and has a range of grey units with wood effect laminate worktops stainless steel sink and drainer, mixer taps over and window above. An archway leads through to a Dining Room which is dual aspect and has wood flooring. There is a snug which overlooks the rear garden but could be used as a further bedroom or playroom if required. Upstairs the Main Bedroom is very spacious, light and airy being dual aspect and has built in wardrobes and a door leads through to a large En Suite Shower Room with walk shower, wc and wash hand basin with a window to the side. There are two further double bedrooms and a nursery/single bedroom. The Family Bathroom is tiled floor to ceiling with a raised double ended bath with lights under, vanity unit with sink and mixer taps, heated towel rail and wc. This completes this lovely accommodation which would suit a variety of purchasers



CHEQUERS - EXTERIOR Chequers has an in and out drive and to the front of the property there is a large garden with a long driveway down to the double garage which could be converted (stpp) to an annexe, if required. There is parking for numerous cars and a gate to the left side of the property leads to the rear garden. The rear garden has a patio area and is mainly laid to lawn with established trees and shrubs and at the rear is open land which belongs to the neighbouring property.

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

LOCAL AUTHORITY Mid Suffolk

Tax Band: F

EPC: expired TBC

Postcode: IP13 7HX

SERVICES Open fireplace to the Sitting Room, mains drains, mains water and electricity.

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.

GUIDE PRICE: £550,000

- Entrance Hall with Cloakroom
- Sitting Room
- Drawing Room
- Large Garden Room
- Kitchen
- Main Bedroom with En Suite Shower Room
- Two Further Double Bedrooms
- Further Single Bedroom
- Family Bathroom
- Large Garden
- Double Garage and Parking







Approximate total area⁽¹⁾
157.23 m²
Reduced headroom
0.15 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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