



The Conifers, Worlingworth, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
huntingfieldestates.co.uk



LOCATION The Conifers is on the edge of the village with open field views opposite yet walkable to 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).

GUIDE PRICE: £495,000

- **Kitchen/Breakfast Room**
- **Dining Area**
- **Sitting Room**
- **Ground Floor Main Bedroom**
- **Utility Room and Shower Room**
- **Three Further Bedrooms**
- **Two Further Bathrooms Suite Shower Room**
- **Garden with Summer House**
- **Integral Garage and Parking**

The Conifers was built in 2014 with energy efficiency in mind. It is a contemporary timber-framed house with double glazed windows, great insulation and has a real Scandinavian feel to it **FOUR BEDROOMS **FAMILY BATHROOM AND TWO SHOWER ROOMS** PARKING AND GARDENS TO THREE SIDES****

THE CONIFERS - INTERIOR The Entrance Door has two full height opaque windows to each side and the part glazed door welcomes you into both the Kitchen and Dining Areas. There is plenty of space for dining and the current owners also use this area for their piano too. Double doors lead out to a seating area, undercover. An understairs cupboard gives additional storage. There is oak engineered flooring throughout the downstairs. The Kitchen has a vaulted ceiling with an apex window and further windows overlooking the rear garden. There is an extensive range of blue and cream units with wood effect worktops over, ceramic sink and drainer with mixer taps over, two electric ovens with electric hob over and extractor above, integrated dishwasher and space for fridge/freezer. A Utility Room has space for further appliances and has plumbing for a washing machine. There are further wall and base units, stainless steel sink and drainer with window to the side, tiled flooring and part glazed door out to the pathway to the rear garden. A door leads into the integral garage. There is a spacious Sitting Room with field views to the front of the property which is of a generous nature and is light and airy being dual aspect. The Main Bedroom (downstairs) which has two windows to the front and built in wardrobes to one wall. There is a shower room with shower cubicle with gravity fed shower, wc and wash hand basin. Bedroom Four is currently used as a Study and has a window and door leading to the side parking/garden area. Upstairs there is a large landing cupboard and a long landing, which partly overlooks the Kitchen and Dining area, which has windows and has been thoughtfully used as a library area and with eaves storage. At one end is a bedroom with field views and eaves storage cupboards. There is a shower room comprising shower cubicle, wc, wash hand basin, window and heated towel rail. At the other end of the landing there is a double bedroom, again, with field views and opposite is the Family Bathroom comprising bath with shower over, wc and wash hand basin, Velux window and heated towel rail. This completes the spacious accommodation and must truly be seen to be appreciated.



THE CONIFERS - EXTERIOR To the front of The Conifers is wrought iron fencing with an opening for parking for several vehicles, integral garage, greenhouse to the front and to the left of the property is a gate leading down the side of the property where there are raised vegetable plots and a pathway leading to a lawned area and beyond is a dining area with a summerhouse behind having underfloor heating. To the side of the property is parking for more vehicles or could be made into a lovely East facing breakfast area and outside the double doors from the kitchen is an undercover seating area.

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

LOCAL AUTHORITY Mid Suffolk **Tax Band:** F **EPC:** B **Postcode:** IP13 7HP

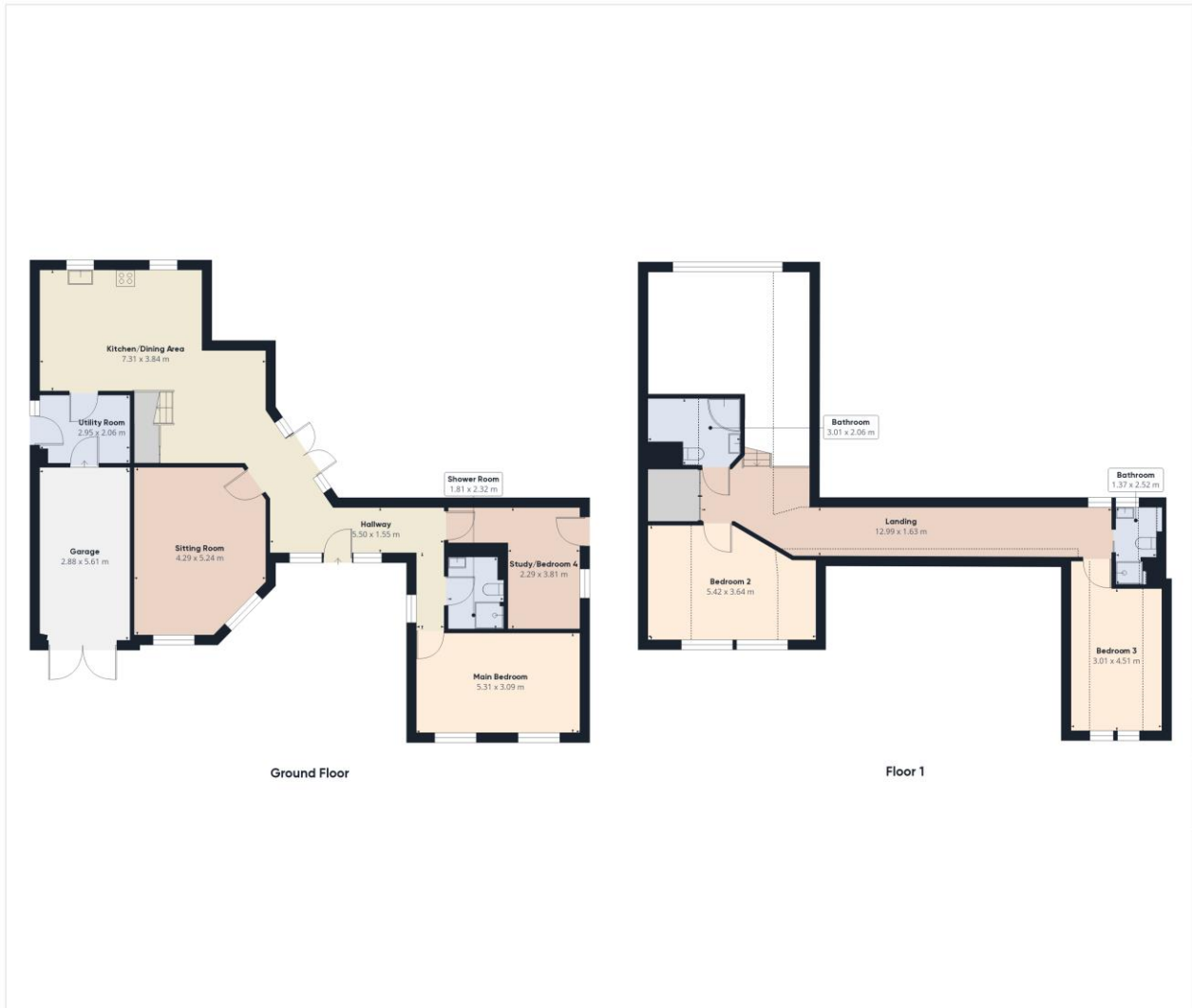
SERVICES Air source heat pump with underfloor heating downstairs, radiators upstairs, solar panels with back up battery which also stores off-peak electricity twice a day. Once the battery is full the surplus is used to heat the hot water. Mains drains, water and electricity.

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







Approximate total area[®]
189.44 m²
Reduced headroom
22.85 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

