

An impressive three bedroom end of terrace house with useful outbuildings and front and rear gardens.

Guide Price
£250,000 Freehold
Ref: P7182/C

3 Willow Farm Meadow
Worlingworth
Suffolk
IP13 7RQ



Hallway, sitting room, kitchen/dining room, utility cupboard.
Two first floor bedrooms and bathroom. Second floor bedroom.
Front and rear gardens.
Useful insulated store buildings.
Parking.
No forward chain.

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Location

3 Willow Farm Meadow is located in the heart of the village of Worlingworth, which benefits from a primary school, playing field, village hall/community centre and Londis shop, all of which are within walking distance of the property along with, The Swan public house. It is just 7 miles from Framlingham, which is best known locally for its fine medieval castle. Here there is a choice of schooling in both the state and private sectors, as well as a variety of shops including a Co-op supermarket, medical centre, public houses and restaurants. The nearby villages of Stradbroke (5 miles) and Debenham (6 miles), as well as the market town of Eye (5 miles from the village sign), all offer day-to-day shopping and medical facilities, as well as further excellent schooling. The Heritage Coast, with the popular resorts of Southwold and Aldeburgh, is within easy driving distance. For commuters, the main railway station at Diss provides direct services to London's Liverpool Street station, Ipswich and Norwich. Located approximately 12 miles from the property, Diss also offers an 18-hole golf course, tennis and squash clubs, an indoor swimming pool and gym, as well as Tesco, Morrisons and Aldi supermarkets. Just under 20 miles to the south of the property is the county town of Ipswich, which offers further national shops, services and a train station.

Description

3 Willow Farm Meadow is a impressive end of terrace house understood to have been constructed in 2006. It is of brick and block construction with brick elevations under a tiled roof. The property benefits from UPVC double glazing throughout and an oil fired central heating system. On the ground floor is a kitchen/dining room, utility room and sitting room. On the first floor is a double bedroom, a single bedroom and a modern bathroom. On the second floor is a triple aspect double bedroom. Outside, there are good sized front and rear gardens and excellent outbuildings. In addition, is off road parking.

The Accommodation

The House

Ground Floor

A timber front door flanked on one side by a UPVC window opens to the

Hallway

Stairs to the first floor landing, radiator and door to the

Sitting Room 12'7 x 11'2 (3.84m x 3.40m)

North-west and south-west facing UPVC windows. Radiator. A door opens to the



Kitchen/Dining Room 15' x 8'6 (4.57m x 2.59m)

North-east facing UPVC window and French doors opening up to the rear garden. The kitchen area is fitted with a modern range of high and low level wall units with integrated electric oven and four ring halogen hob and extractor fan above. Space and plumbing for a dishwasher and fridge freezer. Wood block effect work surface with one and a half bowl stainless steel sink with mixer taps above. Radiator. Door to a



Utility Cupboard

This was previously home to a WC and the plumbing remains in place. Space and plumbing for a washing machine. Hand wash basin. Radiator.

The stairs in the ground floor hallway rise to the

First Floor

Landing

South- west facing UPVC window. Stairs to the second floor. Radiator. Airing cupboard with modern hot water cylinder and pressurising tank. Doors lead to bedrooms two and three and the bathroom.

Bedroom Two 14'7 x 8'6 (4.44m x 2.60m)

A double bedroom with north-east facing UPVC windows overlooking the rear garden. Radiator.



Bathroom

Refitted in recent years and comprising bath with shower above and glazed screen. WC and hand wash basin with cupboard below. Chrome towel radiator. North-west facing UPVC window with obscured glazing.



Bedroom Three 7'9 x 7'6 (2.36m x 2.29m)

A single bedroom with south-west facing UPVC window to the front of the property. Radiator.

Stairs from the first floor landing lead to the

Second Floor

Bedroom One 16'3 x 11'6 (4.95m x 3.51m)

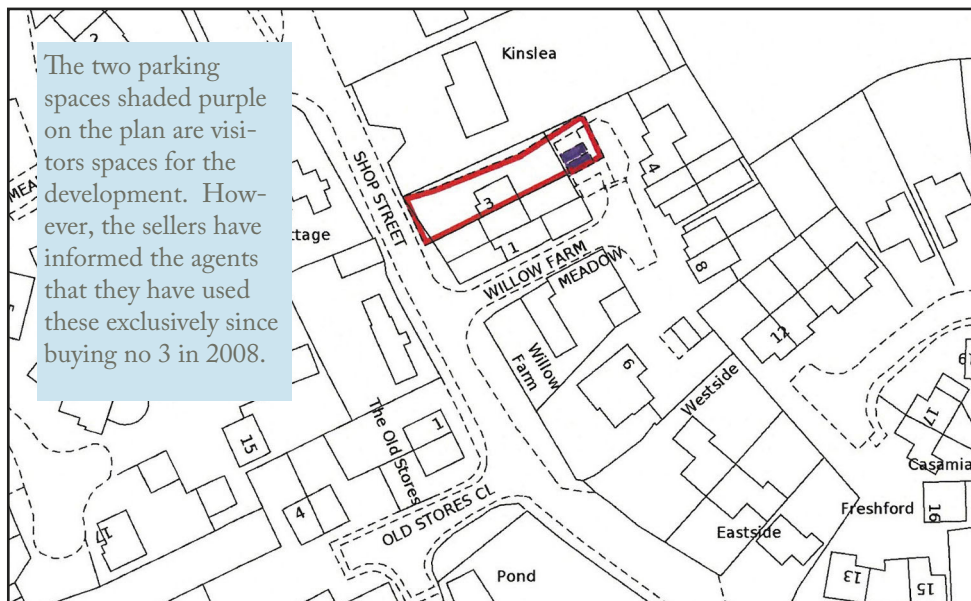
A triple aspect double bedroom with north-east, south-west and north-west facing UPVC windows.. Radiator. Hatch to roof space.



Outside

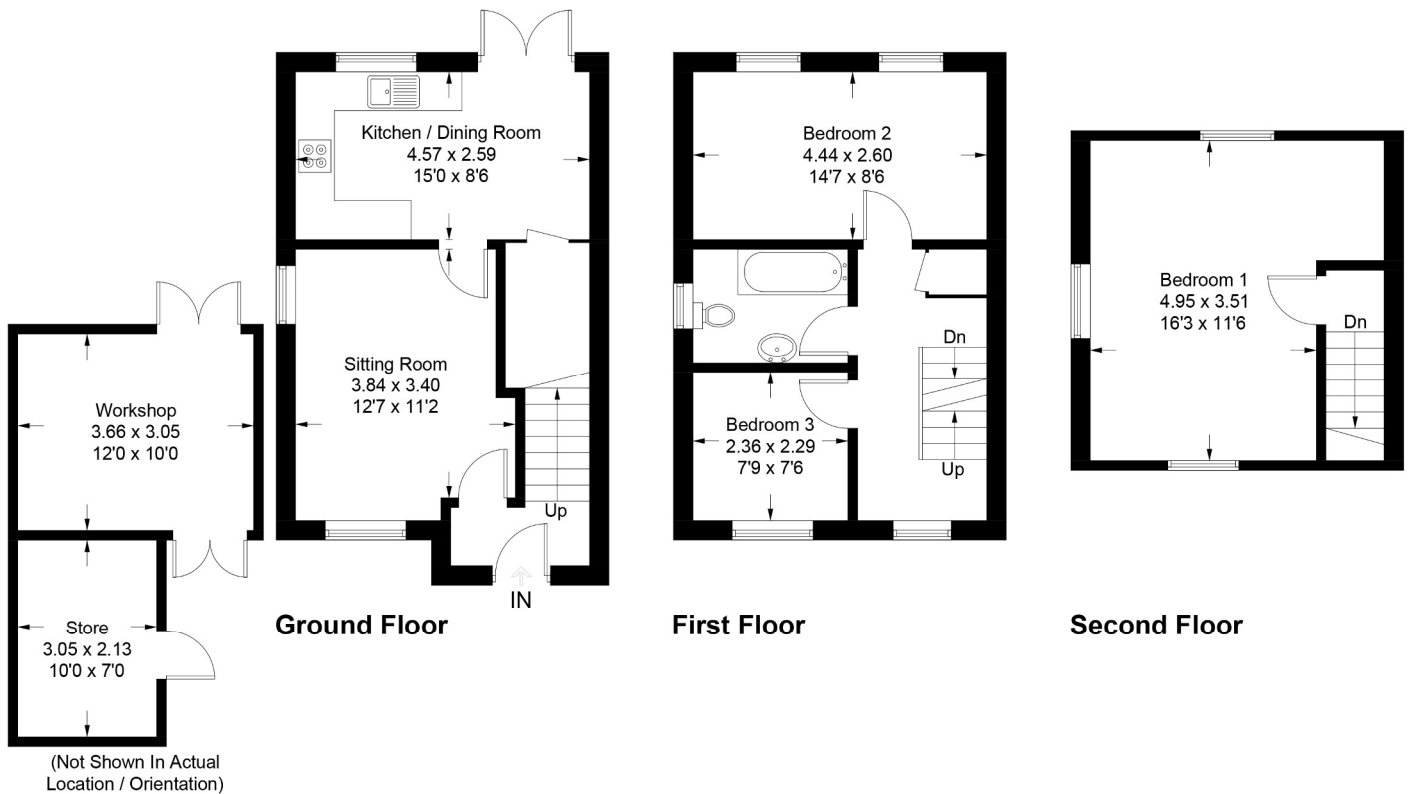
To the front of the property is a good size garden with a large sandstone patio area that faces south-west. The garden is fully enclosed by fencing and includes a raised area of decking enclosed by picket fencing. The front garden measures approximately 30' x 30'. It includes a useful timber store shed of 9'8 x 6'9 that has lighting. Adjoining the house and creating an access to the rear garden is a timber built insulated store/workshop. This measures 12'8 x 9'2 and has automatic lighting, electric radiator and fitted work benches and shelving. The rear garden has a patio area, decking and pergola with fitted benches. Beyond this is an area of lawn. It measures approximately 30' x 32'. It is fully enclosed by fencing. A gate provides access to the rear of the development where there is designated parking and access to the road.





3 Willow Farm Meadow, Worlingworth

Approximate Gross Internal Area = 87.6 sq m / 943 sq ft
Outbuilding = 18.0 sq m / 194 sq ft
Total = 105.6 sq m / 1137 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil fired central heating system.

EPC Rating = C (Copy available from the agents via email)

Council Tax Band B; £1,533.87 payable per annum 2023/2024

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

NOTES

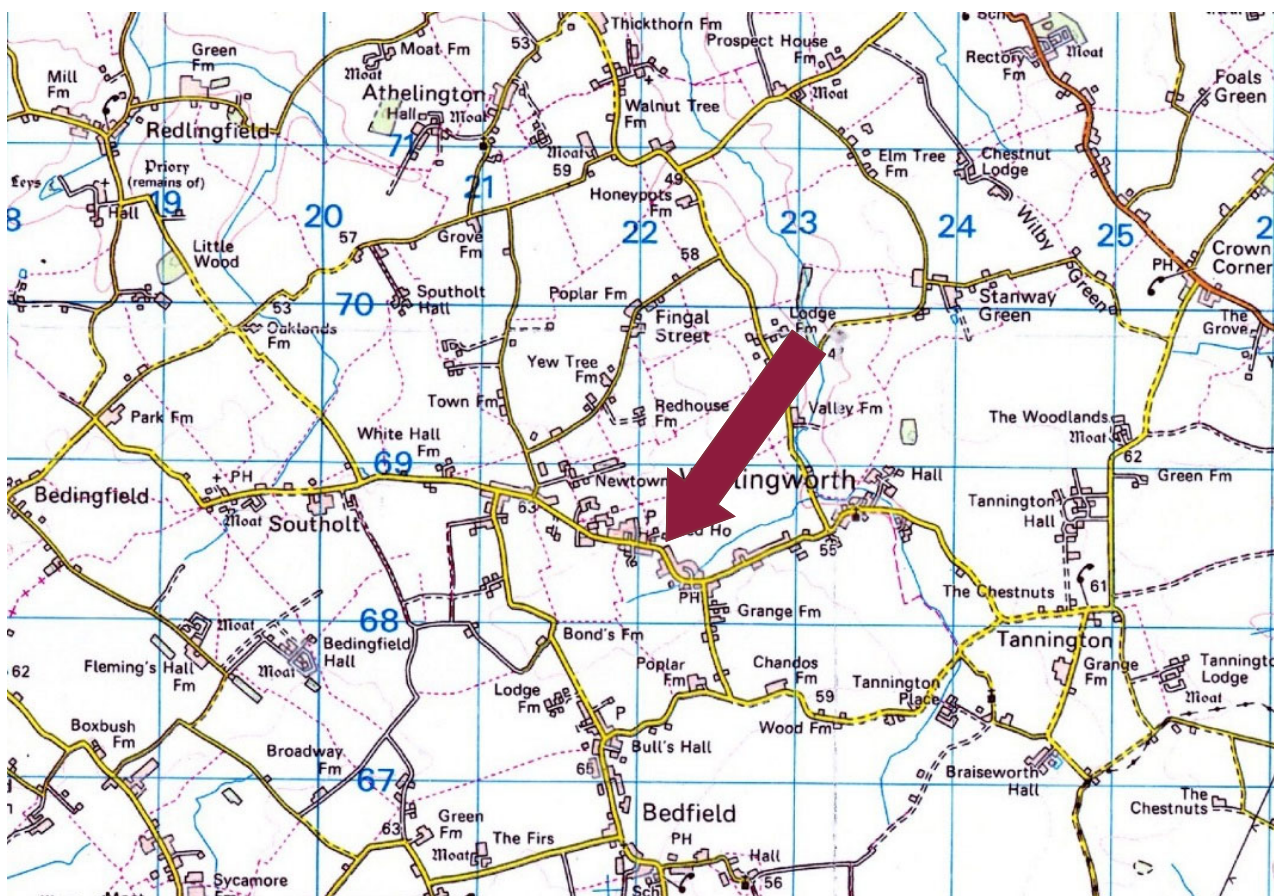
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

September 2023

Directions

Proceed into Worlingworth from Saxtead, passing the Church on the left hand side and continue into the main part of the village passing the pub with its shop on the left. 3 Willow Farm Meadow will be found a short way along on the right hand side as indicated by the Clarke and Simpson For Sale board. Those viewing may wish to park at the front of the property.

For those using the What3Words app: [sweeter.pays.producing](https://www.what3words.com/sweeter.pays.producing)



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