



Church Lane, Worlington, IP28 8SG



## Church Lane

Worlington,  
IP28 8SG

- 2 Bedroom Semi-Detached Bungalow
- Modern Kitchen/Dining/Family Room
- Superb Rear Garden
- Extensive Parking to the Rear
- 2x Large Carports & Workshops
- Village Location
- Superfast Fibre Broadband

A 2 bedroom semi-detached bungalow in a sought after village location. The property has been extended to create a wonderful kitchen/dining/family room overlooking the garden, a separate living room with a wood burning stove, 2 bedrooms and a modern bathroom. Externally the property benefits from a good sized frontage laid to lawn, an enclosed rear garden with mature pond and a large timber built motorhome/caravan port and car port and large timber built workshop to the rear. Viewing Recommended.

2 1 2

Guide Price £325,000





## LOCATION

WORLINGTON is a small village situated approximately 8 miles north of Newmarket with excellent access to the A11/A14 and M11 allowing ease of commuting to Bury St Edmunds and Ipswich to the east, Norwich to the north and Cambridge and London to the south. Local amenities include a public house, a country house hotel, a highly rated 9 hole golf course and a cricket club.

**ENTRANCE HALL**

with a double glazed entrance door to the front, radiator, access to the loft space.

**KITCHEN/DINING/FAMILY ROOM**

An impressive room with a range of matching wall and base units with work surfaces over, built-in electric oven with 4 ring induction hob and extractor hood over, space and plumbing for appliances, sink unit with mixer tap, breakfast bar seating area, laminate flooring, 2 cast iron radiators, red brick feature wall, inset spotlights, sky light, full length window and 2 sets of French doors opening onto the attractive rear gardens.

**LIVING ROOM**

with a wood burning stove with a brick fireplace and oak beam, slate tiled hearth, laminate flooring, radiator, inset spotlights, window to the front aspect.

**BEDROOM 1**

with built-in wardrobes, radiator, laminate flooring, window to the rear aspect and French doors leading to the decked area outside.

**BEDROOM 2**

with a radiator, window to the front aspect.

**BATHROOM**

with a low level WC, vanity wash hand basin, side panel bath with shower over, tiled walls, inset spotlights, vinyl flooring, towel rail style radiator, window to the rear aspect.

**OUTSIDE**

The rear gardens have been beautifully designed by the current owner, mainly laid to lawn with a decked pergola seating area overlooking a mature pond, a further seating area laid to astro turf, enclosed by timber fencing, mature flower and shrub borders, vegetable patch, block paved pathway leading to the rear extensive parking area and car port.

To the side of the property is a bin store, oil tank, outside oil boiler and gated access to the front.

To the front of the property is a good size frontage which is mainly laid to lawn with pathway access and hedgerow borders. Off-road parking is currently to the rear of the property however, there may be the opportunity to create further parking to the front of the property subject to the relevant consents.

**MOTORHOME/CARAVAN & CAR PORT**

A large timber built motorhome/caravan port with built-in power and light and a further car port to the side, water supply.

**TIMBER WORKSHOP**


A large timber built workshop with power and light and a further workshop with double glazed windows, power and light, tiled flooring, log store with power and light.

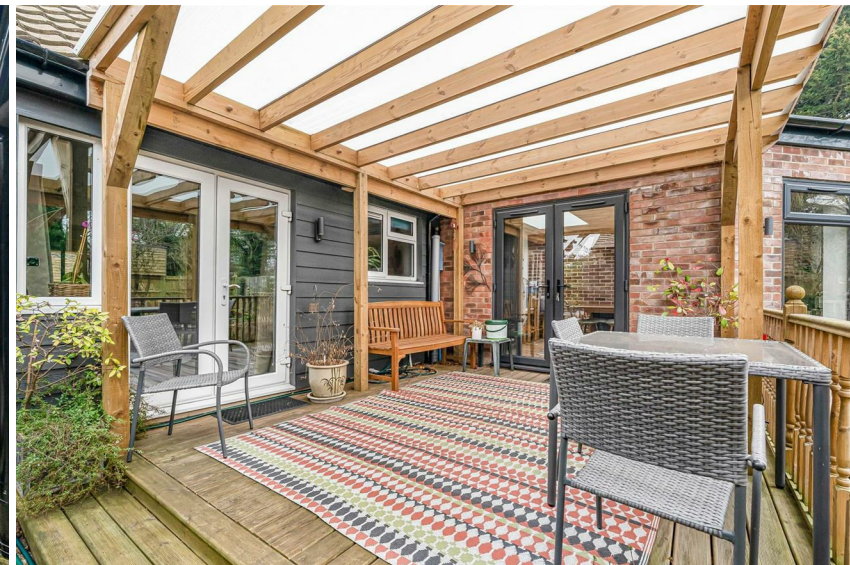
**SALES AGENTS NOTES**

For more information on this property, please refer to the Material Information Brochure on our website.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>64</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



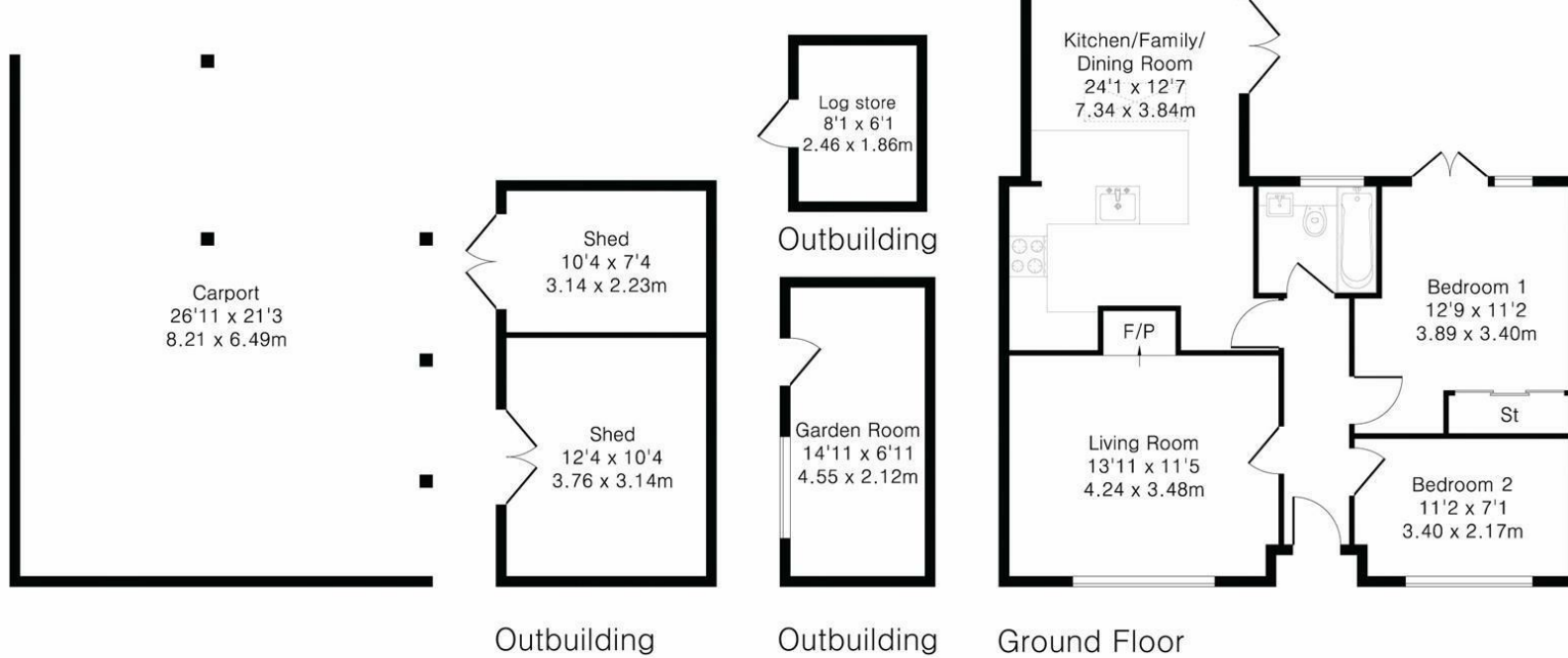
Guide Price £325,000  
 Tenure - Freehold  
 Council Tax Band - B  
 Local Authority - West Suffolk



**Approximate Gross Internal Area 1092 sq ft - 101 sq m**

Ground Floor Area 734 sq ft – 68 sq m

Outbuilding Area 358 sq ft – 33 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

