



Church Lane, Worlington, IP28 8SG

CHEFFINS

Church Lane

Worlington,
IP28 8SG

- 3 Bedroom Semi-Detached Property
- Occupying an Impressive Corner Plot
- Generous Private Rear Garden
- Extensive Off-Road Parking
- Outside Studio & Outbuilding
- Quiet Village Location
- Convenient Transport Links

A well presented 3 bedroom semi-detached cottage occupying an impressive corner plot in a peaceful village location. The property benefits from an open plan living/dining room, a superb kitchen, ground floor bathroom and 3 bedrooms. Externally featuring a private front garden, ample off-road parking for multiple vehicles and a generous rear garden providing excellent outside space.

3 1 1

Guide Price £375,000





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 entrance door and stairs leading up to the first floor.

LIVING/DINING ROOM

Featuring an open fireplace, 2 radiators, under stairs storage cupboard, patio doors opening onto the garden and a double glazed window to the front.

KITCHEN

with a range of built-in wall and base mounted cupboards with oak worktop surfaces over, inset butler sink, space for fridge/freezer, space for Rangemaster cooker with extractor hood over, radiator, double glazed window to the side aspect and double glazed door opening onto the garden.

FAMILY BATHROOM

with a low level WC, vanity hand wash basin, side panelled bath with shower over, tiled walls and flooring, double glazed window to the rear aspect.

FIRST FLOOR**LANDING****BEDROOM 1**

with a radiator, built-in storage cupboard, double glazed window to the front aspect.

BEDROOM 2

with a radiator, double glazed window to the rear aspect.

BEDROOM 3

with a radiator, double glazed window to the rear aspect.

OUTSIDE

Occupying an impressive corner plot, the property benefits from a generously sized private garden, mainly laid to lawn with a pond, potting shed, patio seating area, a variety of established flowers, shrubs, hedgerows and mature trees. Gated access provides entry to the driveway.

To the side of the property is a large gated gravel driveway offering ample off-road parking for at least five vehicles, along with a timber storage shed.

The front garden is laid mainly to lawn with a paved pathway, various trees and shrubs and attractive hedgerow borders providing privacy.

STUDIO

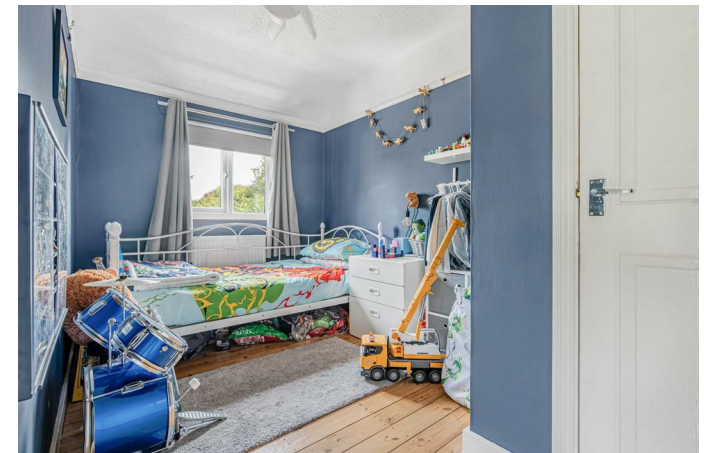
with power and light, carpet, French doors and 2 windows.

BRICK BUILT OUTBUILDING

with power and light, outside WC and storage area.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £375,000
Tenure - Freehold
Council Tax Band - B
Local Authority - West Suffolk

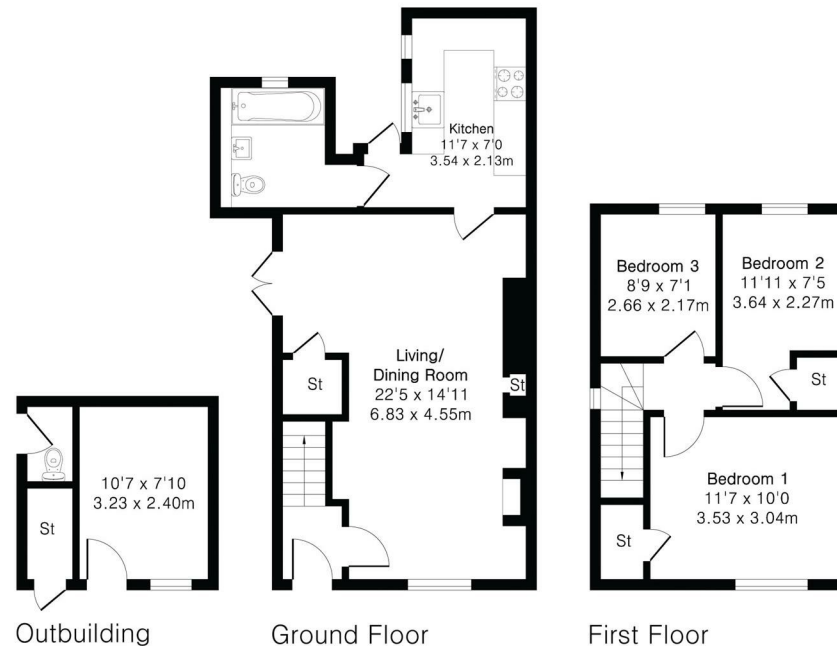


**Approximate Gross Internal Area 820 sq ft - 76 sq m
(Excluding Outbuilding)**

Ground Floor Area 485 sq ft – 45 sq m

First Floor Area 335 sq ft – 31 sq m

Outbuilding Area 118 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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