



27, The Street, Worlington
Bury St. Edmunds, IP28 8RU
£450,000

MA
Morris Armitage
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www.morrisarmitage.co.uk

A rather special and substantial semi-detached family home standing within this sought after village and enjoying a generous size garden and extensive parking to the rear.

Skilfully extended and improved over the years, this property boasts accommodation extending to over 1700 square foot offering an entrance hall, living room, kitchen/dining room, garden room/sitting room, study/dining room, four bedrooms (two en-suite bathrooms) and a sizeable family bathroom.

Early viewing is essential.

Entrance Hall

With radiator, stairs leading to first floor, storage cupboard, window to front aspect and doors to:

Study/Dining Room

13'3" x 9'8"

With radiator, fireplace and window to front aspect.

Living Room

22'6" max x 14'4" max

With two radiators, fire place with wood burner, French doors to rear garden and double doors to:

Kitchen/Dining Room

17'8" max x 15'1" max

Fitted with a range of matching base and eye level storage units with work top surfaces over, inset one and half bowl sink and drainer unit with mixer tap, built in double oven, separate hob with extractor over, space for fridge/freezer, windows to side and rear, double glazed door to side and door to:

Utility Room

6'7" x 4'7"

Fitted with matching eye and base level storage units with work surfaces over, inset sink and drainer unit with mixer tap, spaces for washing machine and tumble dryer, window to rear.

Cloakroom/WC

Suite comprising low level WC and wash hand basin.

Bedroom 2

13'8" x 10'9"

Radiator, two windows to front aspect and door to:

En-Suite Shower Room

Suite comprising shower cubicle, low level WC, vanity wash hand basin with storage beneath, radiator and obscured window to side.

Garden Room

15'8" x 10'11"

With storage cupboard housing boiler, two sky lights and French doors to rear garden.

First Floor Landing

With storage cupboard and doors to:

Bedroom 1

15'3" x 10'11"

With radiator, feature fireplace, window to rear aspect and large opening to:

Dressing Area

7'4" x 6'5"

With radiator, built in wardrobes, window to side and door to:

En-Suite Shower Room

Suite comprising, shower cubicle, pedestal wash hand basin, low level WC, heated towel rail loft access and window to rear.

Bedroom 3

13'5" + bay x 11'10" min

With radiator, feature fireplace, storage cupboard and bay window to front aspect.

Bedroom 4

10'9" x 9'8"

With radiator and window to rear.

Bathroom

Suite comprising, panel enclosed bath,

shower cubicle, low level WC, pedestal wash hand basin with storage, radiator, and obscured window to front.

Outside Front

Front garden enclosed by low level; brick wall and Yew hedging.

Outside Rear

Paved patio area and lawned garden with storage sheds. Beyond the rear garden is a paved driveway providing off road parking for approximately four cars.

Property Information

EPC - D

Tenure - Freehold

Council Tax Band - D - West Suffolk

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 185 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - OIL

Broadband Connected - TBC

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise good on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of





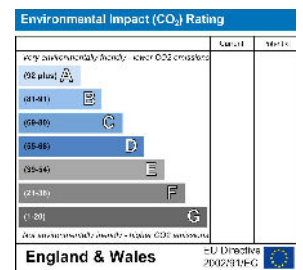
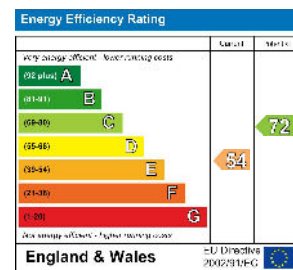
Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower CO ₂ emissions	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
(95-100) A			(95-100) A		
(81-94) B			(81-94) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(29-42) F			(29-42) F		
(1-28) G			(1-28) G		
Avg energy efficient - higher CO ₂ emissions			Avg environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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