



12 Pipers Meadow
Worlingworth
Suffolk
IP13 7PG

Guide Price: £325,000





- Detached 3-bedroom house
- Garage and off-road parking
- Ensuite and re-fitted family bathroom
- Sitting room with conservatory off
- Separate dining room

Location Worlingworth is a rural village approximately 6 miles from Framlingham and 18 miles from Woodbridge where there is a railway station, theatre and a good range of shops and businesses. Worlingworth has a primary school as well as a nursery school and a community centre where many different clubs and activities are held for all ages. Framlingham is an attractive market town and offers a host of amenities including shops, pubs and restaurants. Local primary and secondary schooling is available here: Sir Robert Hitcham's CEVA Primary School, Thomas Mills High School and private schooling at Framlingham College.





Property

Three bedroom detached well-proportioned property offering sitting room with conservatory off, separate dining room, kitchen and cloakroom downstairs and two double bedroom, one with ensuite shower room, and a single bedroom upstairs. The recently refurbished family bathroom offers a white suite with 'P' shaped bath with shower over and a large built in storage cupboard. Oak flooring flows throughout the ground floor, the bedrooms and hallway are carpeted in neutral colours and the bathroom, ensuite and cloakroom are tiled.

Outside

Off road parking is to the front of the property with space for 2/3 cars, the single garage to the rear has access to the back garden via a personnel door and offers 1 off road space in front .

Services

Mains electricity, water and drainage are connected. Oil central heating.

How to get there:

What3words: [///withdraw.feeds.ridiculed](#)

Viewing

Strictly by appointment with TW Gaze

Tenure: Freehold

Council Tax Band: D

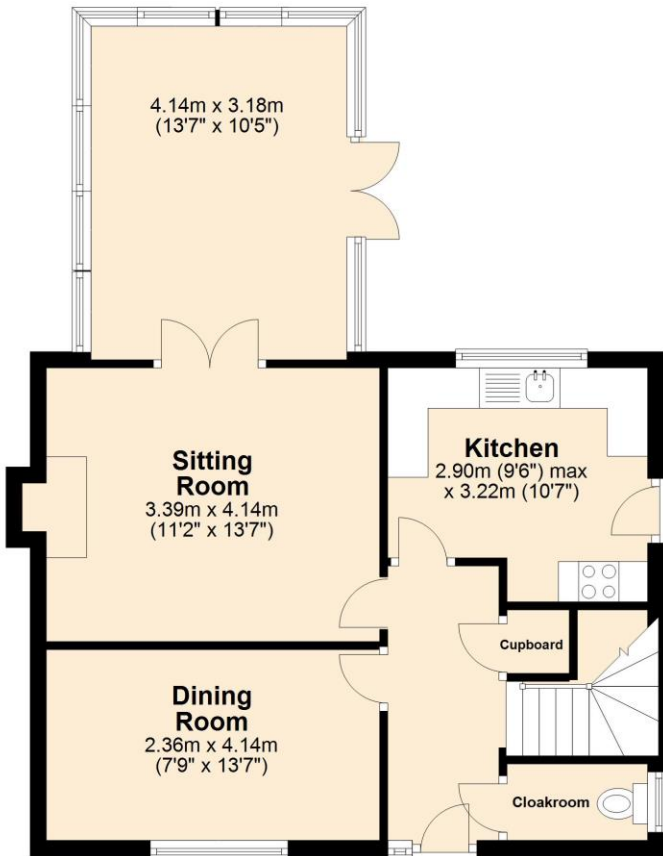
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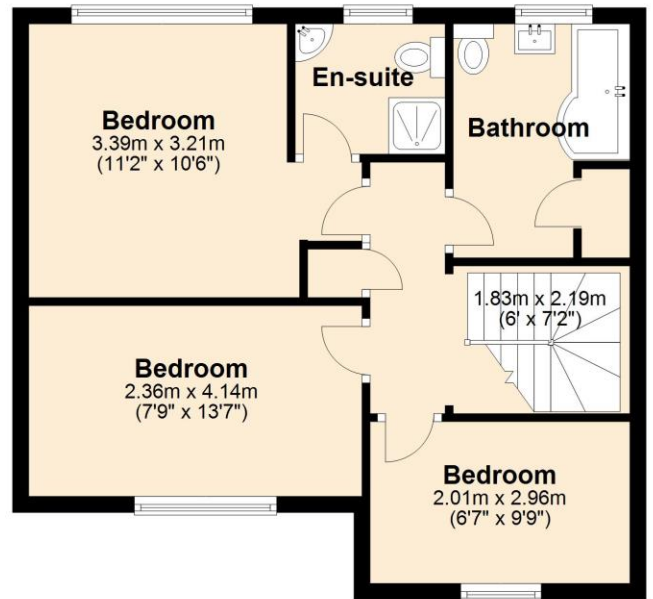
Ground Floor

Approx. 57.1 sq. metres (615.1 sq. feet)




First Floor

Approx. 47.2 sq. metres (507.8 sq. feet)



Total area: approx. 104.3 sq. metres (1122.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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