

**LACY SCOTT
& KNIGHT**

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**Worlingworth
Shop Street**

£180,000

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Plot 3, Cordys Meadow Shop Street, Worlingworth



This new home is being built as part of 13 new houses and bungalows at Cordys Meadow, in Worlingworth. The Builders are Lion Barn Investments and Maitland Homes, who are well established builders in the Mid Suffolk area, having developed sites at Stowmarket, Old Newton, Haughley and Great Blakenham in recent years. The properties will enjoy a Ten Year NHBC Certificate.

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Specification

This property will enjoy full central heating from an air sourced heat pump, which will also supply domestic hot water.

The specification will also include UPVC double-glazed windows, plastic high level joinery, coved ceilings, and kitchen fitted with hob, oven and fridge freezer, all integrated, together with extractor hood.

Main rooms will be carpeted, the kitchen and bathroom will be laid with ceramic tiles.

Entrance door into:-

Hallway

Store cupboard. Double glazed doors into:-

Living Room/Kitchen

Maximum measurements 21'4" x 16'11" (6.5m x 5.16m), a most impressive room, with double French doors to rear garden, and with integrated kitchen area, together with island unit which will incorporate a small breakfast bar area.

Bedroom 1

14'1" x 10'6" (4.29m x 3.19m). with double aspect windows.

Bedroom 2

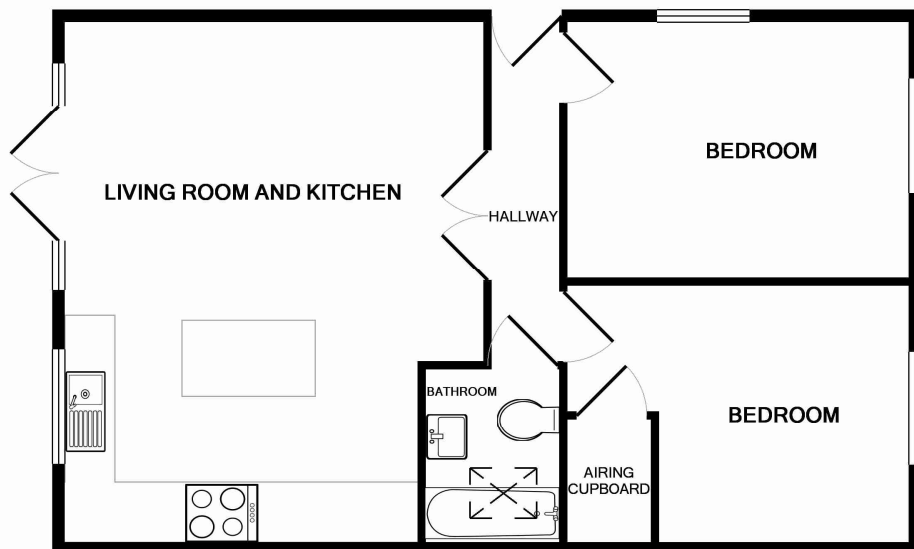
13'10" x 10'5" maximum (4.2m x 3.18m maximum), with airing cupboard.

Family Bathroom

With bath, handbasin and low level w.c.

OUTSIDE

Enclosed gardens to the side and rear, and **GARAGE** with up and over door, and parking space.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

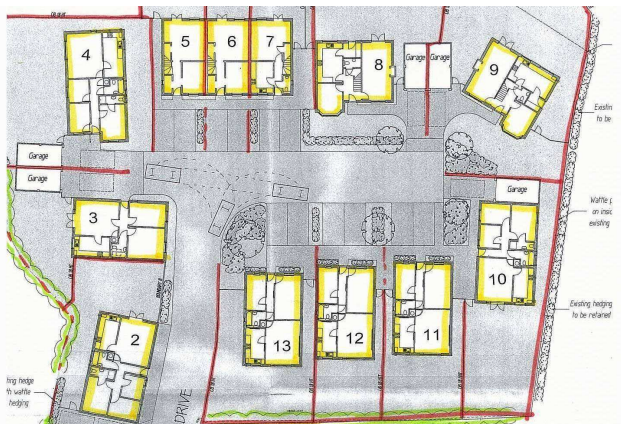
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Location

Worlingworth is a popular community, with a good range of local amenities, in central Suffolk. It is within easy reach of the towns/villages of Eye, Debenham, Framlingham and Woodbridge, all of which are within about a 10 mile radius.

Surrounding properties are residential, and there are good screened boundaries to much of the site.

The village provides a primary school, with nursery, church and public house. For a wider range of amenities the popular town of Framlingham is about 6 miles away, or as an alternative Eye is some 7 miles to the west. The postcode of the site is IP13 7HX.



Directions

Worlingworth is easiest found by turning where signposted off the A1120 adjacent to the windmill at Saxtead, following signposts to Worlingworth, and when entering the village continue through, past the primary school and public house, until the site is seen on the right hand side, just past Maisie's Meadow.



Services

Mains water, electricity and drainage will be connected, heating will be by means of an air sourced heat pump supplying radiators throughout.

A copy of the PEA should be attached to these details.

If this is missing, please request a copy from our office.

Property Misdescription Act 1991

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, where appropriate, electricity, plumbing and related items have not been tested by Lacy Scott and Knight and no warranty in their respect is offered within these particulars. Prospective purchasers are advised to have items independently and professionally checked prior to entering in to a contract of sale.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items shown are expressively excluded from the sale unless otherwise stated within the sales particulars.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Messrs Lacy Scott and Knight for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings. Items in photographs are not necessarily included.