

*An immaculately presented two  
bedroom semi-detached house in a  
quiet location in the village of  
Worlingworth*

Rent £675 p.c.m  
Ref: R1054/F

21 Willow Green  
Worlingworth  
Woodbridge  
Suffolk  
IP13 7LP



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 621200  
F: 01728 724667

And The London Office  
40 St James Street  
London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## Location

The property is situated in a quiet position within the popular village of Worlingworth.

The village of Worlingworth benefits from a primary school and the neighbouring village of Bedingfield has a local shop/post office. More comprehensive facilities are available in the historic town of Framlingham, about six miles to the south-east where there are also excellent schools in both the state and private sector and an excellent variety of shops including a Co-operative supermarket, a medical centre, public houses and restaurants.

Worlingworth is about 16 miles from the popular Heritage Coast with the villages of Thorpeness, Aldeburgh and Orford all within easy reach. The County town of Ipswich lies about 16 miles to the south from where there are Inter-City rail services to London's Liverpool Street station taking just over the hour.

## The Accommodation

### Ground Floor

Entering through a partially glazed entrance door into the

#### *Hallway*

With doors off to

#### *Kitchen* 9'4 x 6'1 (2.84m x 1.85m)

Fitted with a good range of base and eye level kitchen units with worksurface over, inset with a single drainer stainless steel sink. Four ring electric hob with extractor above and integral oven below. Space for under counter refrigerator. Space and plumbing for washing machine.

A further door from the hall leads to the

#### *Sitting Room* 14'3 x 12'4 (4.34m x 3.76m)

A pleasant dual aspect room with double doors to the patio and window overlooking the side garden and with feature fireplace. Radiator.



Stairs from the front hall lead up to the

## **First Floor**

### *Landing*

With doors off to

### *Bedroom One* 12'4 x 9'5 (3.76m x 2.87)

With feature wall flanked by shelves and window looking to the rear of the property. Radiator.

### *Bathroom*

Fitted with three piece suite in cream comprising panelled bath with Triton Seville shower over. Low flush WC and pedestal wash basin.

### *Bedroom Two* 9' x 7'8 (2.74m x 2.34m) plus alcove

Overlooking the front and with access to the Airing Cupboard housing the fully lagged hot water tank. Radiator.



## **Outside**

The property is approached from the pavement through a wrought iron gate. To the side of the property there is a wide path and also a lawned area. The path leads round to shingled parking for one car in front of the over-sized single garage with painted floor and storage cupboards to the rear. A pedestrian door leads out of the back of the garage to the patio off the sitting room with further shingled area of garden behind with space for table and chairs.

*Services* Mains water, drainage and electricity connected.

Full oil-fired central heating.

*Council Tax* Band B. £1,477.51 payable 2022/2023

*Local Authority* Mid Suffolk District Council.

*Viewing* Strictly by appointment with the agent.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**May 2022**





## Directions

From the Agent's office continue onto College Road and take the second turning on the left signposted Saxtead and Earl Soham. Continue on this road for approximately two miles and at the junction with A1120 at Saxtead Green turn right and then immediately left signposted Worlingworth. Continue for approximately three miles following the signposts to Worlingworth. Willow Green is situated on the right and as identified by the Clarke and Simpson 'To Let' board.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

Need to sell or buy furniture?  
If so, our Auction Centre would be pleased to assist — please call 01728 746323.