



EH

EXQUISITE
HOME

A SUNNY DISPOSITION

The property sits on the edge of the village of Worlington and within walking distance of the village of Barton Mills and the town of Mildenhall. With a few delightful country pubs an enjoyable stroll away, all the necessary amenities nearby and the highly regarded Bury St. Edmunds markets a short drive away, this family home is perfectly placed.





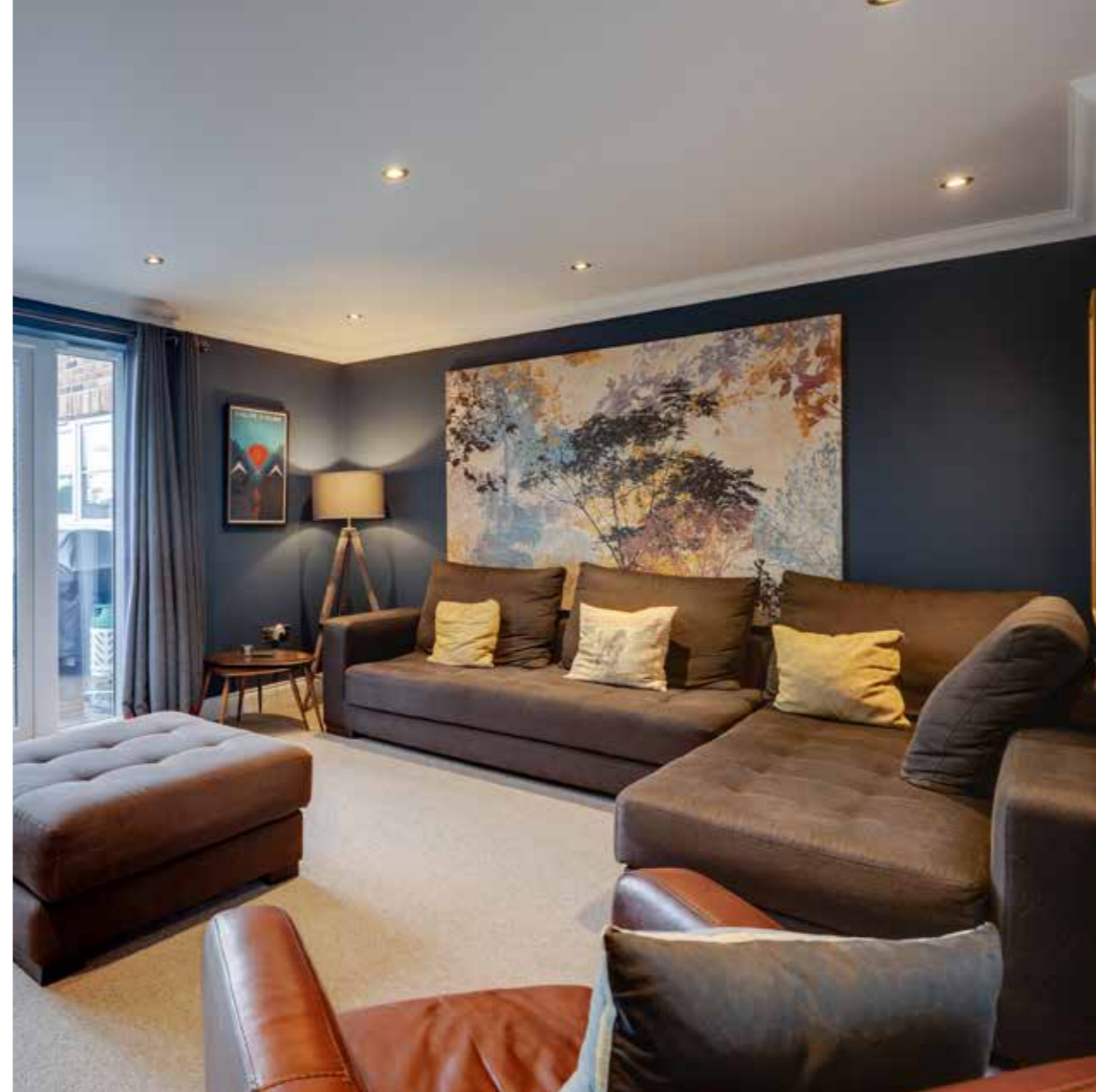
Standing in a delightful spot near the River Lark and the cricket club is this smart, detached family home built with an eye to light, space and elegant design. On a small, exclusive development on a private road, it has off-street parking, a beautifully decorated interior and versatile accommodation. Built in 2017, the owners bought it off-plan, advising the builder on many of the aspects of the design and interior. With a young family, they loved the fact that it is in a quiet location near lovely river walks, within easy walking distance of the shop, the two village pubs and leisure activities and with open farmland views to the rear. There is a block paved drive to the front with enough room for two cars plus a double garage (currently used as a home gym) which has room for a further two.

The front door opens into a stunning, light-filled hall floored in individually planked Kardean parquet and painted in an on-trend dark grey. To the left, the dual aspect living room is painted in Farrow and Ball's Stiffkey Blue and natural light floods in from the doors into the garden. The family love to throw them open and use the deck outside on warm days and the space works beautifully for multi-generational living. With recessed halogen lighting, it is a delightfully designed room which is perfect for socialising, informal get togethers and family time. To the right of the hall is a second, smaller reception room which has been used as a playroom and a study by the owners. The open plan kitchen/dining room is a simply stunning space, floored in practical, hardwearing Kardean parquet. The kitchen has dark grey cabinets, Silestone quartz worktops, a breakfast bar with copper pendant lighting, two integrated Bosch double electric ovens, Bosch induction hob and extractor hood, integrated dishwasher, microwave and wine fridge, a flatscreen television and plenty of cupboard space. This beautifully designed space is ideal for all family configurations as well as perfect for socialising. The large utility room has plumbing for a washing machine and enough space to remove any clutter which would otherwise be stored in the hall or kitchen. The dining room open plan area offers a spacious area for family meals, kitchen suppers or formal dining.

The staircase rises to the generous landing with vaulting, often used as a social space by the younger members of the family. The dual aspect principal bedroom, decorated in Black Glass by Elle Decoration, benefits from a bespoke dressing room and a sleek en suite shower room with chrome towel heater. The second bedroom is painted in Farrow and Ball's Green Smoke and also has an en suite shower room, while the two smaller bedrooms are ideal for children. The modern family bathroom has a three piece suite and is decorated in a calming palette of blues and white.



Beautifully Bright



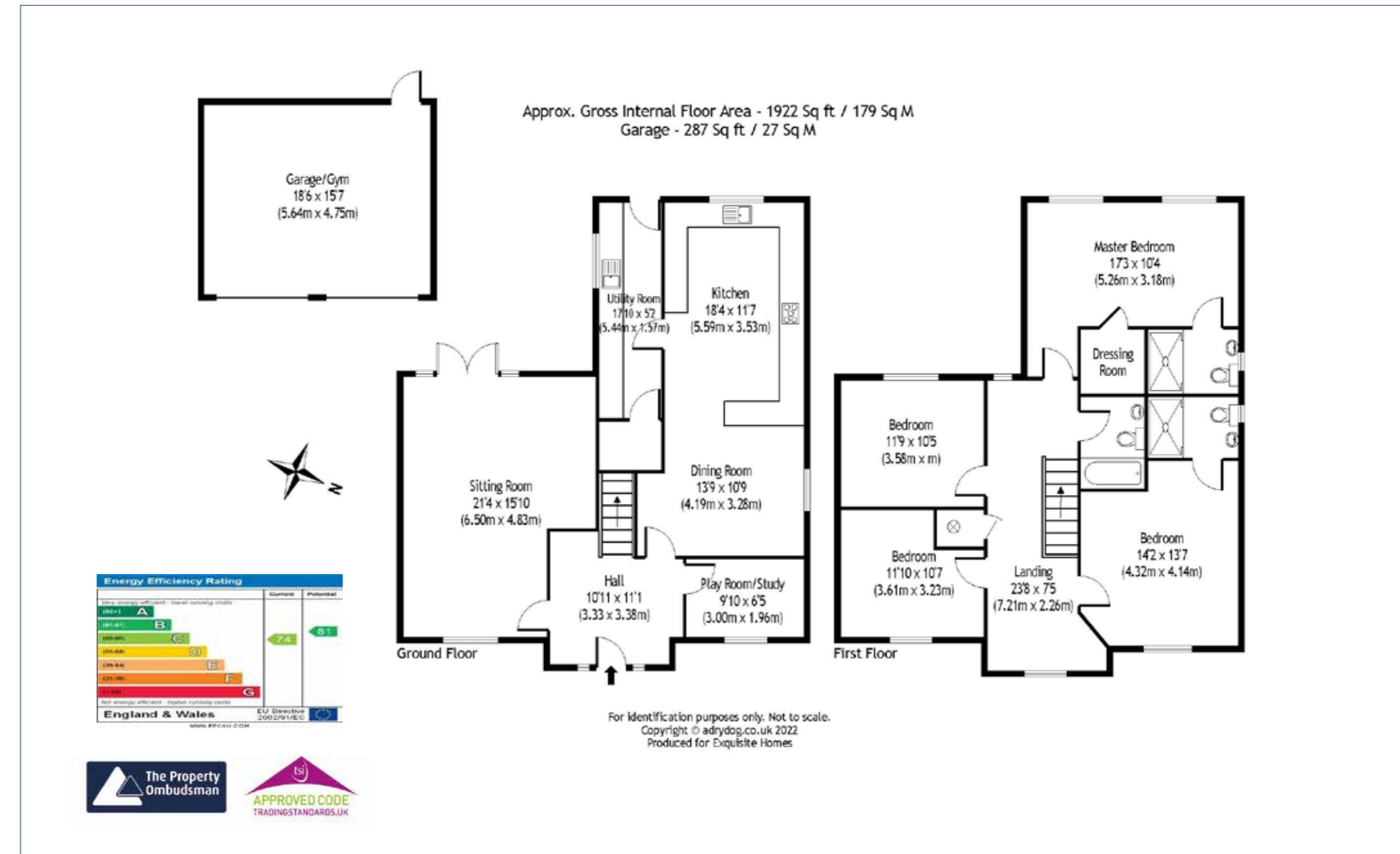
“The family love to throw open the doors onto the garden and use the deck outside on warm days, the space works beautifully for multi-generational living...”



LOCATION

The wraparound garden has an uninterrupted view of open farmland. The large deck is ideal for socialising and al fresco dining with a lawned area beyond. Bamboo has been planted by the owners for texture and shade, and it lends itself to container gardening.

Sitting on the edge of the village of Worlington and within walking distance to both village pubs, the property is perfectly placed. Just three miles from the border with Cambridgeshire, near the A11 running north to Norwich and south to meet the A14 by Newmarket. Surrounded by open countryside and a few miles south of historic Thetford Forest, it is a wonderful location. For commuters, its position on the A11 corridor opens up travel possibilities and for families it is the perfect spot for leisure, education and a more rural lifestyle. This part of the county is incredibly accessible, close to Thetford, Ely, Bury St Edmunds and within easy reach of Cambridge. Ipswich is easy to get to and regular fast trains into London run from Bury.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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