



**The Krall**  
**Worlington, Suffolk**

**DAVID  
BURR**





# The Krall, Golf Links Road, Worlington IP28 8SD

The Suffolk village of Worlington lies approximately 8 miles north east of the world-renowned horse-racing town of Newmarket and approximately 20 minutes commute to the outskirts of Cambridge. Worlington Hall is an elegant 16th Century former manor house built in 1570 and the village features the Royal Worlington golf course which is often listed in the top 100 UK golf courses. The village has a popular public house/restaurant, Cricket club, village hall and offers excellent access links to the A11.

This individual, 4,000 sq. ft detached property is situated in a desirable location adjacent to Worlington Golf Course. The property has been extensively refurbished and extended in recent years to create a stylish and comfortable home offering modern, open-plan living areas and high-specification finishes. Enjoying unusual, multi-level layout, there are 5 spacious bedrooms, 3 with en suites, and an impressive games room which could be used as an annexe. Approached by a sweeping driveway, the property sits within large, mature gardens measuring approximately 1.15 acres, with planning permission for a self-contained annexe extension.

## An individual 4,000 sq ft modern home situated adjacent to the golf course, set within 1.15 acres and offering annexe potential.

### First Floor

**ENTRANCE HALL** A spacious and welcoming full-height hallway, creating an impressive introduction to the property.

**SITTING ROOM** A lovely, light room enjoying a double-aspect outlook over the gardens, biofuel fireplace and French doors opening to the veranda. Steps down to:

**KITCHEN/DINING ROOM** The hub of the home, open plan with the hallway and sitting room, creating a wonderful modern entertaining space. The kitchen is extensively fitted with a range of units beneath worktops, with a sink inset and a Quooker instant hot water tap. Integrated appliances include two fridges and a freezer, a dishwasher, two ovens, and a combination oven and coffee maker. The central island features a breakfast bar and opens through to the dining area, with tall windows to the rear aspect and ample space for additional seating.

**STUDY** With outlook to the front.

**CLOAKROOM** WC and wash basin.

### Upper floor

**BEDROOM 4** With fitted wardrobes and storage, and an outlook to the rear.

**BEDROOM 5** A spacious room overlooking the garden.

**BATHROOM** Tastefully fitted with a WC, wash basin, tiled shower cubicle, and a heated towel rail.

### Lower Ground Floor

The inner hall leads to the games room and Bedroom 3, offering the potential for a self-contained annexe.

**GAMES ROOM** Currently configured as a games room and cinema, with a door leading to the storage room to the rear.

**BEDROOM 3** A double bedroom with an outlook over the garden.

**EN SUITE** Stylishly fitted with a WC, wash basin, and tiled shower cubicle.



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**MASTER SUITE** Accessed via a large **dressing room** providing extensive built-in wardrobes and storage, with French doors opening to a private terrace. **The bedroom** is located beyond and features another walk-in wardrobe as well as views over the rear garden.

**EN SUITE** Tastefully finished with a WC, wash basin, large shower cubicle, and a heated towel rail.

**BEDROOM 2** Featuring a dressing area and an outlook over the garden.

**EN SUITE** Fitted with a WC, wash basin, tiled shower cubicle, and a heated towel rail.

**UTILITY ROOM** With fitted storage, sink and drainer, plumbing and space for appliances, boiler, and pressurised water system.

**STORE ROOMS** There are three useful store rooms. One is accessed through the games room (and garden) and offers storage beneath the east-facing veranda, ideal for garden equipment. The other two are situated beneath the kitchen and dining room, and although have restricted head height, they provide ample storage space.

## Outside

The property is approached via electric gates opening onto a sweeping gravel driving, creating an impressive approach while also providing extensive parking for several vehicles. The gardens surround the property and are predominantly lawned, interspersed with a variety of mature trees, creating a private and natural setting. There are paved terraces on both sides, enabling al fresco entertaining throughout the day, and the raised veranda is a particular feature wrapping, around the sitting room to the south side of the property.

**In all, about 1.15 acres.**

**SERVICES** Oil fired central heating. Mains water, cesspit drainage and mains electricity. There is also a water softener and security alarm with CCTV by Verisure. Note, none of these have been tested by the agent.

**ANNEXE POTENTIAL** As part of the recent extension, planning permission was also granted for an extension to the rear of the property to create a two-bedroom annexe (Ref DC/22/0192/HH).

**LOCAL AUTHORITY** West Suffolk Council.

**COUNCIL TAX BAND** G. (£3,721.35 per annum)

**EPC** E.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 67 mbps download, up to 20 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** responses.redeeming.divider

**VIEWING** by prior appointment only through David Burr estate agents.









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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.







