



**15 Freckenham Road  
Worlington, Suffolk**

**DAVID  
BURR**



# 15 Freckenham Road, Worlington, Suffolk IP28 8SQ

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.

An abundantly charming and deceptively spacious two-bedroom cottage situated within the ever popular village of Worlington. The property has been impressively renovated to now offer high-spec and stylish accommodation throughout with many period features such as exposed brickwork and original fireplaces. Externally offering a spacious and charming garden with driveway and garage parking.

## A beautifully presented flint cottage with driveway and garage parking in Worlington.

**SITTING ROOM** Window to front aspect and an ornate original fireplace.

**KITCHEN / BREAKFAST ROOM** A charming room with fitted units, oak worktops over with an inset butler sink. Integrated fridge and space for further appliances, window to front aspect and ample dining space.

**BATHROOM** Stylishly presented with a bath, shower cubicle, vanity sink unit, WC, heated towel rail and window to front aspect.

**UTILITY ROOM** A spacious room with fitted units and worktops over with an inset sink and drainer. Space and plumbing for appliances, window and door to front aspect and additional fitted storage.

### First Floor

**LANDING** Stairs rising from the ground floor, window to front aspect and loft access.

**MASTER BEDROOM** Window to front aspect, an ornate cast iron original fireplace, fitted wardrobe space that leads to the **CLOAKROOM** with a wash hand basin and WC. There is additional eaves storage positioned behind the wardrobe area.

**BEDROOM 2** Window to front aspect.

### Outside

The garden is predominately lawned with a gravel seating area and a fenced off vegetable patch. The garden is fully enclosed and boasts a selection of established shrubs and trees. There is driveway parking for several cars situated to the south-end of the garden which is positioned beside the **SINGLE GARAGE**.

**SERVICES** Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

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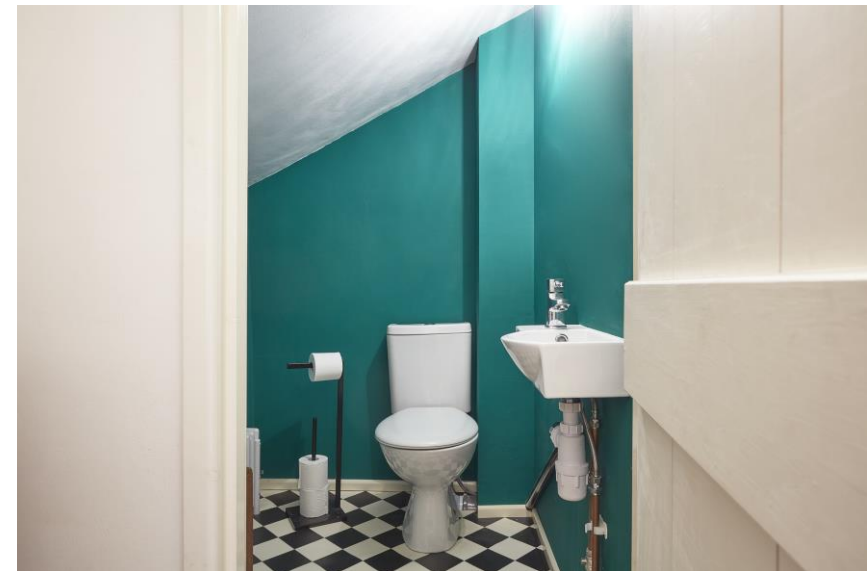
**LOCAL AUTHORITY** West Suffolk District Council.

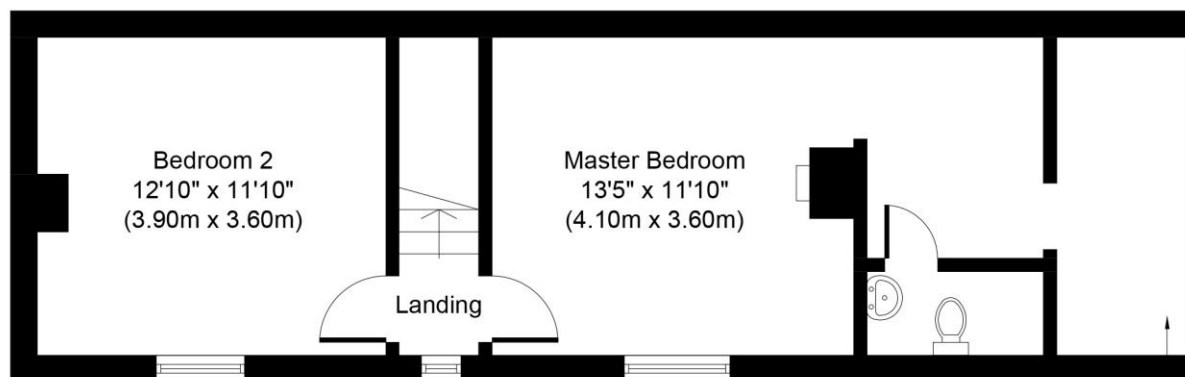
**COUNCIL TAX BAND D.**

**TENURE** Freehold.

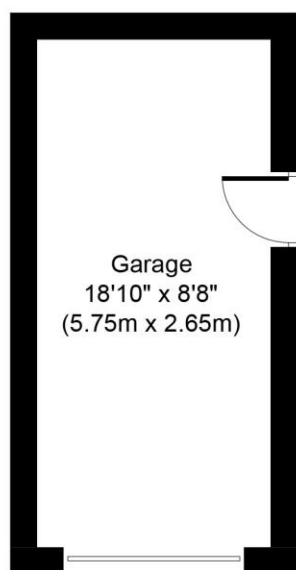
**EPC E.**

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



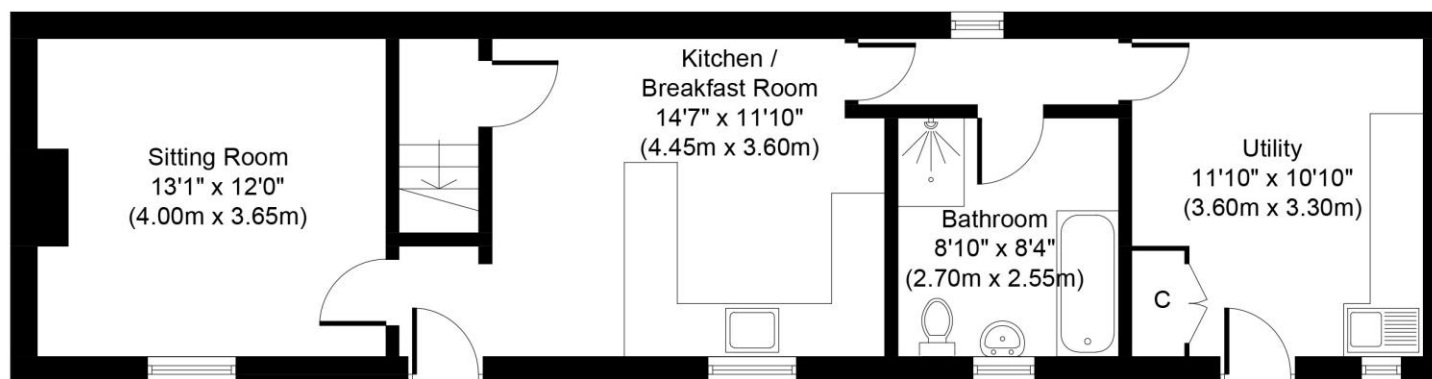


**First Floor**  
Approximate Floor Area  
(Excluding Eaves Store)  
441 Sq. ft.  
(41.0 Sq. m.)



**Garage**  
Approximate Floor Area  
164 Sq. ft.  
(15.2 Sq. m.)

(Not Shown In Actual  
Location / Orientation)



**Ground Floor**  
Approximate Floor Area  
608 Sq. ft.  
(56.5 Sq. m.)

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

