



32 Church Road, Worlingworth



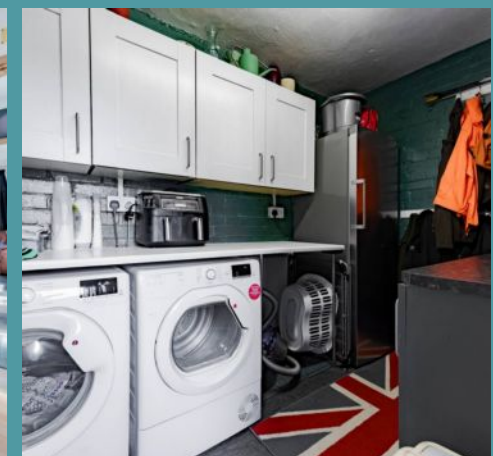
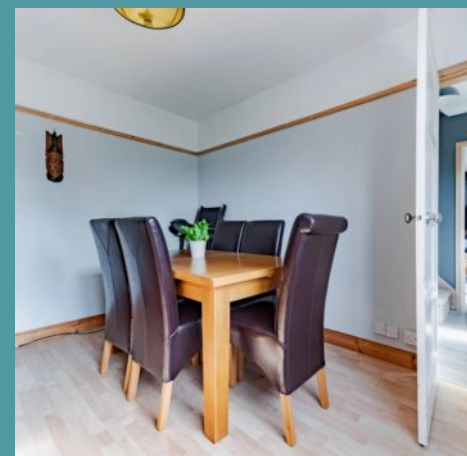
## 32 Church Road

Worlingworth, Woodbridge

Proudly positioned in the Suffolk village of Worlingworth, lies this semi-detached residence that presents an excellent opportunity for those searching for a family home with versatile accommodation that can be adapted to suit individual preferences and lifestyle requirements. Highlighting two reception rooms, a kitchen/dining room, a utility room, a WC, three bedrooms and a bathroom. Externally, you will find a maintained garden, a garage and a driveway providing off-road parking. Make this residence your home and experience all it has to offer.

### Location

Worlingworth is a picturesque village nestled in the heart of the Suffolk countryside, located approximately 7 miles northeast of Debenham and about 15 miles north of Ipswich. Surrounded by rolling farmland and scenic rural landscapes, the village offers a peaceful setting while remaining within easy reach of nearby market towns such as Framlingham and Eye. Its central location in Suffolk makes it an ideal base for exploring the county's rich heritage and natural beauty.







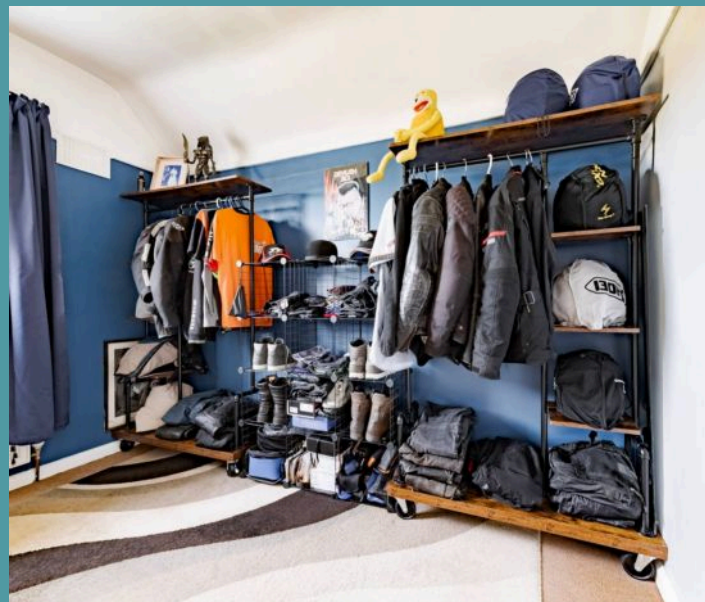
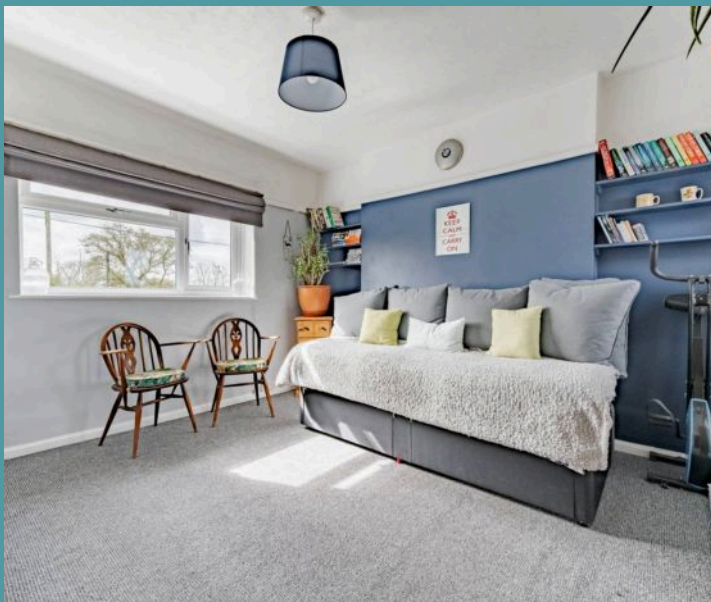
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Upon entering the property, you are greeted by a welcoming atmosphere that extends throughout the home. The sitting room serves as the heart of the property, featuring a cosy wood burner and sliding doors that fill the room with an abundance of natural light. This area is ideal for relaxation and entertaining, providing a perfect setting for gatherings with friends and family. The flexible dining room offers a versatile space that can easily cater to intimate family meals. With the option to be utilised as a home office or playroom, this room adapts to the needs of the homeowner, ensuring functionality and practicality in everyday living.

The kitchen/dining room is a focal point of the property, equipped with modern fixtures and fittings that enhance the cooking experience. Including contemporary wall and base units, integrated appliances, a breakfast bar unit and under-counter areas for your own appliances. Completing the ground floor accommodation is a practical utility room and a convenient WC, catering to the daily needs of the household.

Ascending to the first floor, you will find three bedrooms, each thoughtfully designed to offer comfort and privacy. The family bathroom completes the accommodation, comprising of a three piece suite.







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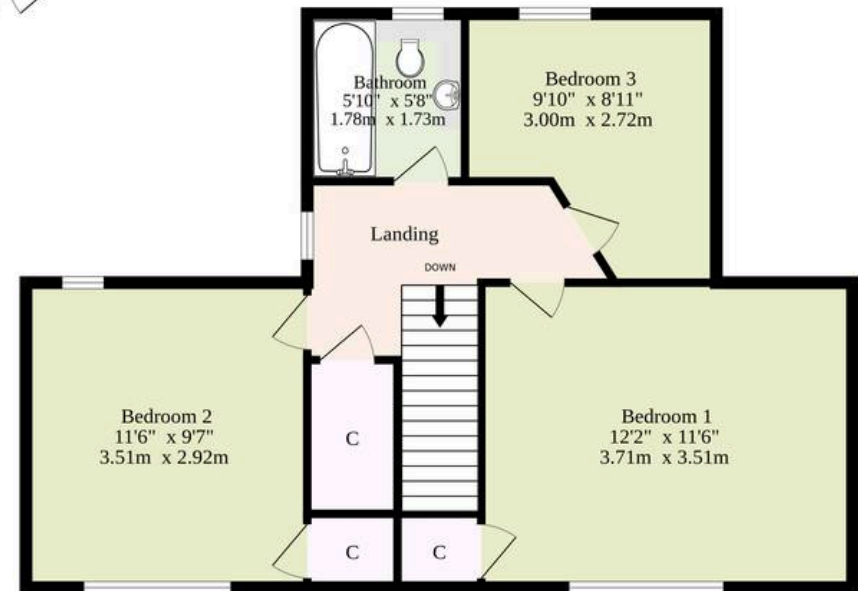
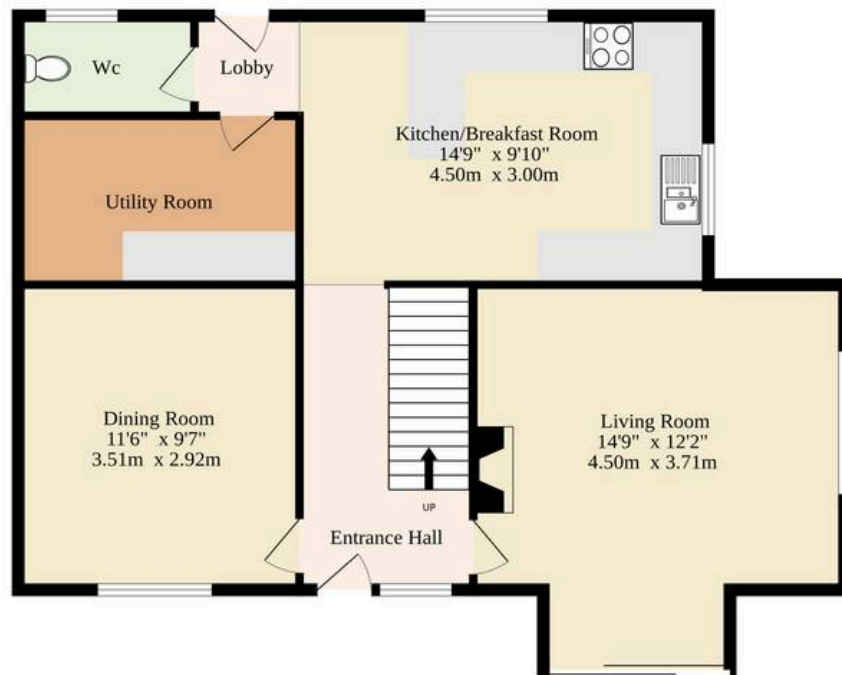
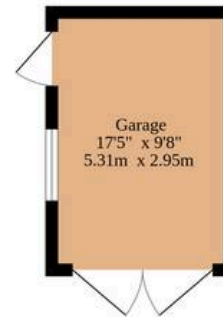
Outside, you'll find a well-maintained garden that is predominately laid to lawn, bordered by planted beds and shrubbery that adds colour and character to the space. A seating area is sheltered by a pergola, suitable for summer bbqs or simply relaxing in the afternoon sunshine. The garage is perfect for storing your garden equipment and belongings. Overall, the garden is fully enclosed so you can enjoy in seclusion. At the front of the residence is a driveway providing off-road parking for multiple vehicles.

- Semi-detached residence in the village of Worlingworth
- Family home with spacious and versatile accommodation to adapt to your own preferences and style
- Sitting room accentuated by a wood burner and sliding doors, inviting relaxation and entertaining
- Flexible dining room encouraging intimate family meals and gatherings, with the option to be a home office or playroom
- Kitchen/dining room equipped with modern fixtures and fittings, to enhance your cooking experience
- Functional utility room and a convenient WC
- Three bedrooms and a family bathroom
- Well-maintained garden that is fully enclosed for privacy, complete with a garage for storage options
- Driveway providing ample off-road parking for multiple vehicles
- Close to local shops, schools, a community



**Ground Floor**  
813 sq.ft. (75.5 sq.m.) approx.

**1st Floor**  
452 sq.ft. (42.0 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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