



The Freckles Church Road, Worlingworth

Woodbridge



Minors & Brady

Positioned within the desirable Suffolk village of Worlingworth, this impressive detached residence delivers generous proportions and a flexible layout designed to evolve with family life. Behind its private frontage lies a home that balances sociable open spaces with peaceful corners, creating a natural flow throughout. The expansive kitchen and dining area forms a distinctive centrepiece, complemented by character features and garden connections that enhance everyday living. Multiple reception and bedroom options across two floors provide scope for home working, guest accommodation or multigenerational arrangements. The principal suite enjoys added privacy, complete with dressing space and en-suite facilities. Outside, established gardens back onto open countryside, offering far-reaching views and a peaceful setting rarely found. Highlights include six adaptable bedrooms, three bathrooms, a substantial open-plan living area with log burner, ample off-road parking with EV charging, and a secluded rear garden with field views.

- Six well-proportioned and highly adaptable bedrooms arranged across two floors, offering flexibility for family living, guest accommodation or home working
- Three bathrooms in total, including a private en-suite to the principal bedroom and a ground floor family bathroom with both bath and shower
- Impressive open-plan kitchen and dining area featuring a central island and generous workspace, ideal for everyday use and entertaining
- Exposed brick fireplace with log burner creating a warm focal point within the main living space
- Spacious separate living room with excellent natural light and direct access to the rear garden
- Versatile ground floor configuration with multiple rooms that can be tailored to suit changing lifestyle needs
- Principal bedroom benefiting from a walk-in wardrobe, alongside additional walk-in storage areas on the first floor





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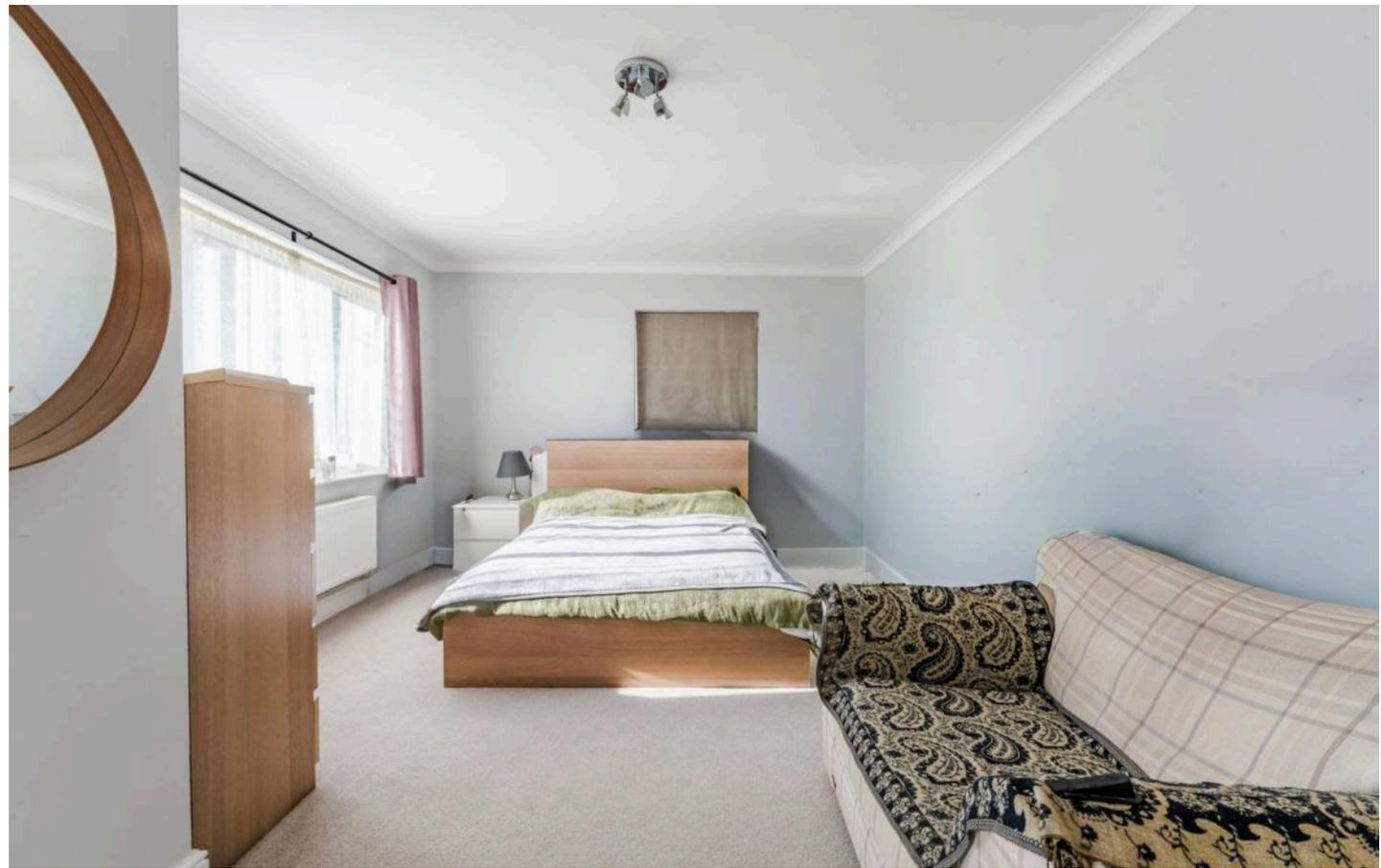
The Location

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, scenic woodlands, and charming rural landscapes, the village offers a tranquil setting that perfectly combines country living with accessibility to larger towns and amenities. Its peaceful atmosphere, historic character, and close-knit community make it an appealing destination for families, retirees, and anyone seeking a slower pace of life.

Despite its rural location, Worlingworth benefits from excellent transport links, providing easy access to nearby market towns such as Framlingham and Eye, both of which offer a range of shops, cafes, and local services. The village is also within reasonable commuting distance of larger urban centres, including Ipswich, which provides further employment, shopping, and cultural opportunities.

For families, Worlingworth and the surrounding area are well served by highly regarded state and independent schools. Local primary and secondary schools consistently receive positive Ofsted reports, while independent options nearby provide a range of academic, creative, and sporting opportunities. This combination of excellent educational provision and a safe, welcoming environment makes the village particularly attractive for those relocating with children.

Nature enthusiasts and outdoor lovers will also appreciate Worlingworth's setting. The village is surrounded by footpaths and bridleways, offering opportunities for walking, cycling, and enjoying Suffolk's beautiful countryside. Its central location within the county also makes it an ideal base for exploring Suffolk's rich heritage, including historic market towns, stately homes, and riverside villages, as well as coastal attractions along the North Sea.



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The Freckles Church Road

Church Road, Worlingworth

Placed in the heart of the charming Suffolk village of Worlingworth, this substantial detached family home offers an exceptional amount of space, flexibility and countryside tranquillity perfectly suited to modern family life.

From the moment you arrive, the property makes a welcoming impression. An enclosed front garden filled with mature shrubbery provides privacy and kerb appeal, while the generous driveway offers ample off-road parking and leads conveniently to a side entrance. An EV charger has recently been installed, adding a practical and forward-thinking touch for today's lifestyle.

Inside, the home unfolds into a remarkably versatile layout. At its heart lies a truly impressive open-plan kitchen and dining space, a superb hub for family living and entertaining. The kitchen is thoughtfully arranged with extensive wall and base units, integrated appliances, and a central island ideal for both food preparation and informal dining. An exposed brick fireplace with a log burner creates a warm and characterful focal point, blending rustic charm with contemporary open-plan design. French doors and dual-aspect windows invite in natural light and provide seamless access to the rear garden.

The separate living room is equally generous, featuring wooden flooring and large windows that flood the space with daylight, along with direct access to the garden — perfect for relaxed evenings or entertaining guests. A well-appointed utility room sits conveniently off the main living areas, offering additional storage, workspace and practicality for busy households.



The Freckles Church Road

One of the standout features of this home is its adaptability. The ground floor provides four bedrooms, allowing for a variety of uses, whether as sleeping accommodation, home offices, a snug, dining room or hobby spaces. A spacious family bathroom with both bath and shower serves this level, making it ideal for multi-generational living or growing families needing flexible arrangements.

Upstairs, two further bedrooms offer privacy and comfort. The principal bedroom is particularly impressive, benefiting from a walk-in wardrobe and en-suite bathroom. Additional walk-in storage areas provide excellent organisational space and could equally serve as a nursery or study, depending on your needs. A further family bathroom completes the first floor.

Outside, the rear garden is a true highlight. Predominantly laid to lawn, it enjoys open views across surrounding fields, creating a peaceful rural backdrop. A raised decking area and patio provide wonderful spots for outdoor dining, summer gatherings or simply enjoying the scenery. A garage, positioned within the rear garden and currently used for storage, adds further practicality.

Set within the picturesque village of Worlingworth, the property enjoys the best of countryside living, scenic surroundings, a strong sense of community and easy access to nearby towns for wider amenities. For those seeking space, versatility and a tranquil setting without compromise, this impressive home offers an outstanding opportunity.

Agents Note

This property will be sold freehold.

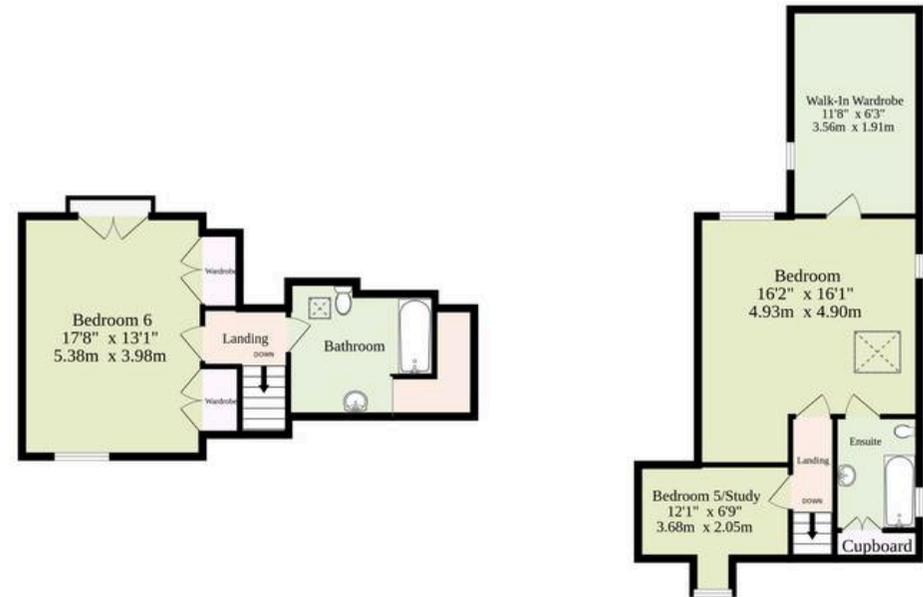


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Ground Floor
1906 sq.ft. (177.1 sq.m.) approx.



1st Floor
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA : 2859 sq.ft. (265.6 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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