

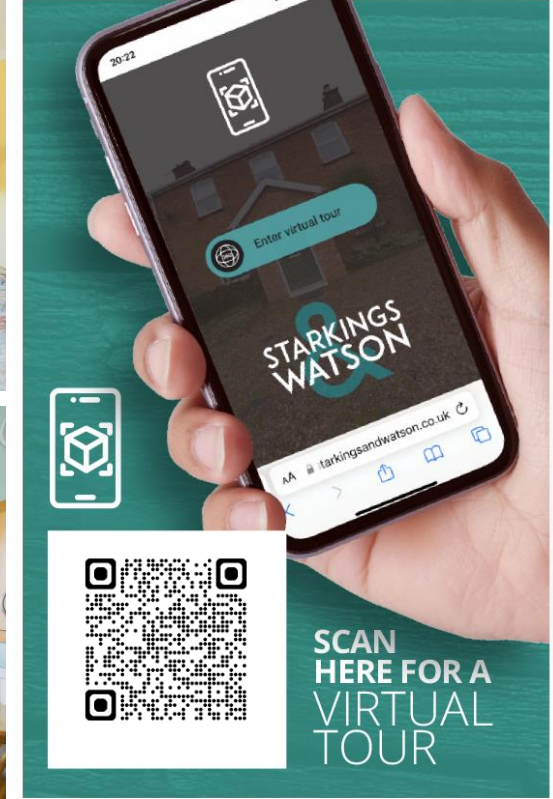
NEWLAND AVENUE

Worlingham, Beccles NR34 7AN

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01986 490590

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STARKINGS WATSON

- No Chain!
- Spacious Semi-Detached Bungalow
- Potential to Extend & Modernise
- Hall Entrance & Loft Room
- Sitting Room with Garden Views
- Two Bedrooms
- Garage & Car Port
- Non-Overlooked Gardens

IN SUMMARY

NO CHAIN. With POTENTIAL to UPDATE and MODERNISE, this semi-detached BUNGALOW includes a LOFT ROOM, with a FULLY ENCLOSED and PRIVATE GARDEN. A porch and HALL ENTRANCE include storage and lead to the 14' SITTING ROOM with a PATIO DOOR to the REAR, 8' KITCHEN, TWO BEDROOMS and SHOWER ROOM. The GARAGE adjoins the property with an ELECTRIC DOOR to front, whilst the LOFT ROOM offers STORAGE and demonstrates the further potential. Outside, the NON-OVERLOOKED GARDEN includes a full width PATIO and LAWNED GARDEN.

SETTING THE SCENE

Set back from the road behind a brick walled boundary, a lawned frontage can be found with an adjacent hard standing driveway. Access leads to the car port and garage, along with the gated side access.

THE GRAND TOUR

The uPVC double glazed front door leads to the porch

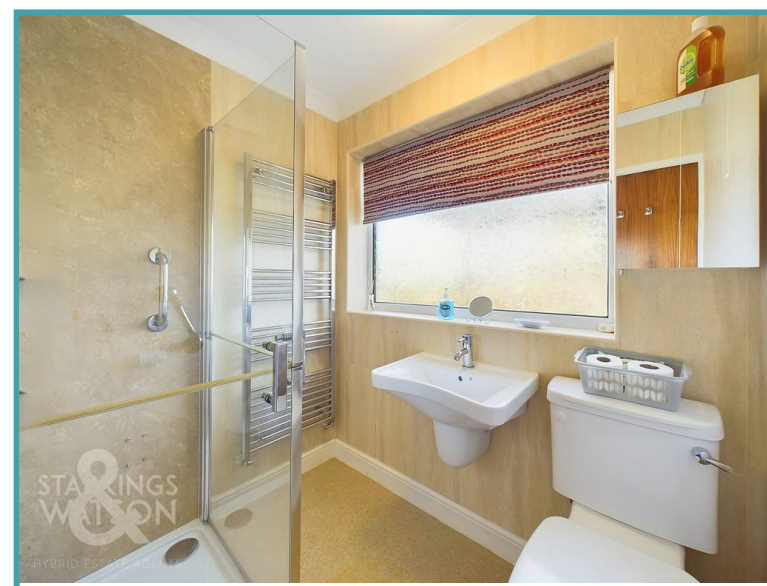
and hall entrance, with fitted carpet underfoot, a built-in storage cupboard and loft access hatch with pull down ladder which leads to the loft room. The two bedrooms face to the front, with fitted carpet and uPVC double glazed windows. The shower room offers a white three piece suite including a wall mounted hand wash basin and shower cubicle, with tiled splash backs and heated towel rail. The kitchen sits to the rear with a range of wall and base level units, space for appliances and an electric cooker. A further cupboard is built-in, with a door to the car port. The sitting room is L-shaped, with a feature fireplace, full height window and sliding patio door to rear.

THE GREAT OUTDOORS

The rear garden is private and non-overlooked, being mainly laid to lawn and finished with a full width patio and pathway to the shed. A greenhouse is tucked to the corner, whilst mature hedging encloses the garden.

OUT & ABOUT

Worlingham is located on the outskirts of Beccles, a short walk or drive, and offers local amenities including excellent primary schooling, post office, newsagents, pharmacy and hairdresser. The busy market town of Beccles offers many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, where there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by.



To arrange an accompanied viewing please call our
Bungay Office on **01986 490590**



FIND US

Postcode : NR34 7AN

What3Words : ///nerve.stoppage.showdown

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

⚠️ Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area^m

986.11 ft²
91.61 m²

Reduced headroom

39.24 ft²
3.65 m²

