



8 Fairmile Close, Worlingham

Beccles



Minors & Brady

8 Fairmile Close

Worlingham, Beccles

Designed with space and flexibility at its core, this substantial extended detached family home offers a rare opportunity in one of Worlingham's most desirable cul-de-sacs. Generous proportions include four reception rooms and four bedrooms with the potential for a fifth, complemented by three bathrooms with an en suite to the principal and the added benefit of a downstairs shower room and WC. The layout also features a kitchen/breakfast room with granite worktops, dedicated study areas, and scope to adapt part of the ground floor into an annexe if required. Outside, a private enclosed garden with patio seating provides the perfect setting for relaxation, while a wide brick-weave driveway and double garage, partly converted with potential to reinstate, ensure ample off-road parking. With plenty of scope to add your own personal touch, this is an adaptable and appealing family home in a sought-after setting.

Location

Fairmile Close is set within the popular village of Worlingham, a friendly community just outside Beccles that provides both convenience and a quieter lifestyle. Everyday needs are well catered for with a local One-Stop shop, post office, pharmacy, and primary school all within easy reach, while nearby Beccles offers a wider choice of shops, caf  s, restaurants, and leisure facilities. Excellent transport links connect the village to Lowestoft, Norwich, and the Norfolk Broads, making it a highly appealing location for those seeking village living with easy access to surrounding towns and scenic countryside. The area is also well-served by regular bus routes and a nearby train station in Beccles, providing straightforward commuting options. Families will find reputable schools close by, as well as sports clubs and green spaces for recreation.



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Entering through the porch, where a modern WC is conveniently placed, you step into a welcoming entrance hall. The warm wooden staircase with matching flooring and a high ceiling immediately sets the tone, creating a bright and spacious first impression. From here, double doors open into a generous lounge, a room filled with natural light from wide windows and glazed French doors leading directly to the garden. A wood-burning stove set within a recessed fireplace provides a cosy focal point, while the open layout and soft décor make this a versatile and inviting everyday living space.

From the lounge, internal double doors with decorative glass panels reveal another reception room. This bright and adaptable area is framed by wide French doors opening onto the garden, filling the room with natural light and offering an easy indoor-outdoor flow. Adjacent to this is a modern shower room, finished with neutral tiling, a walk-in shower with a fitted seat, and a sleek countertop basin, creating a practical and well-presented addition to the ground floor.

A further door leads to a dining room defined by polished parquet flooring and exposed ceiling beams, where natural light pours through a wide window and a feature pendant light highlights the character of the space. The kitchen sits just beyond, finished with extensive wooden cabinetry, granite worktops, and tiled splashbacks. A range-style cooker, integrated and freestanding appliances, and a useful breakfast or work area make this a functional hub, while timber-clad ceiling panels and large windows add warmth and brightness.

From here, a rear porch provides direct garden access and leads into a versatile study area, cleverly created from part of the garage. This flexible space offers scope for hobbies, a home office, or even an additional bedroom if required, further enhancing the home's adaptability.



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Upstairs, the first floor presents four well-sized bedrooms, three of which are fitted with built-in wardrobes. The principal bedroom enjoys the added luxury of an en suite shower room, designed with light tiling, patterned detailing, and a corner enclosure for a fresh, modern finish. The family bathroom is equally well-appointed, featuring a fitted vanity unit, corner bath with shower over, and decorative tiling that combines practicality with comfort, all illuminated by a large obscured window.

Outside, the property occupies a generous corner plot where the rear garden unfolds into a broad expanse of lawn edged by mature planting, providing a private and established backdrop. A wide terrace stretches across the back of the house, ideal for outdoor seating, with additional patio space to the side that extends the entertaining area. Beds, shrubs, and a garden structure bring colour and variety to the setting, offering both charm and ease of use. To the front, a spacious brick-weave driveway ensures ample parking, while the double garage, partly converted, offers potential to reinstate or adapt to suit individual needs.

Additionally, the property benefits from solar panels providing hot water and double glazing throughout for comfort and efficiency.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- E

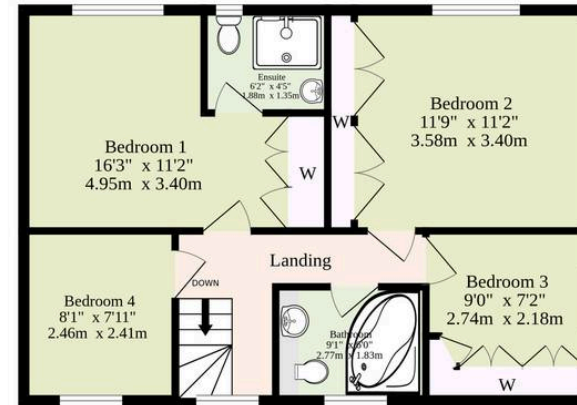


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Ground Floor
1442 sq.ft. (134.0 sq.m.) approx.



1st Floor
571 sq.ft. (53.0 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 2013 sq.ft. (187.0 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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