

36 All Saints Green
Worlingham
Beccles
NR34 7RR



36 All Saints Green

Guide Price £375,000

Spacious family home...

Introducing 36 All Saints Green, Worlingham - a wonderful detached family home that has been cherished by its current owners since it was first built in the mid-90s. Situated at the end of a quiet cul-de-sac, this property offers a spacious layout that is perfect for a growing family.

Upon entering the hallway, you'll immediately appreciate the well-designed ground floor layout, which provides easy access to multiple rooms. To the left, there is a convenient WC, while to the right, you'll find a large living room that boasts a dual aspect, creating a bright and airy space. Adjacent to the living room is a dining area, connected by a sizeable archway. This seamless integration of the two areas fosters a sociable atmosphere, making it the hub of the home. Continuing from the living room, you'll enter the conservatory, which offers lovely views of the garden and serves as an additional entertaining/relaxation space. The kitchen/breakfast room, also overlooking the garden, features a range of wall and base units, ample worktop space, an integrated double oven, gas hob, and extractor hood. There is room for essential appliances such as a washing machine, dishwasher, and fridge-freezer. The ground floor is completed by a versatile room that can serve as either a fifth bedroom or a study, depending on your needs. Upstairs, you'll discover three generously-sized bedrooms, along with a master bedroom that benefits from an en-suite shower room. The family bathroom is notably spacious, equipped with a bath that includes a shower mixer tap and glass screen, a basin, a toilet, and two Velux windows that fill the space with natural light.

Moving outdoors, the property boasts an attractive front garden, shielded by a delightful laurel hedge. Over the years, the owners have carefully tended to this garden, planting evergreen shrubs to maintain its lush greenery throughout the year. The property provides off-road parking for up to four cars to the side, leading to a single garage. The private enclosed rear garden features an array of mature trees and shrubs, a sizeable lawn area, and a patio accessible from the conservatory. This tranquil setting is perfect for enjoying sunny days and hosting gatherings with friends and family during the warmer months. Additionally, the nearby park and church are just a short walk away. Beccles, located less than a mile from the property, offers convenient access to various amenities, including schools for all ages, independent shops and cafes, supermarkets, and even a delightful Lido.

Don't miss the opportunity to make this your new family home, offering both comfort and convenient access to everything you need.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band E

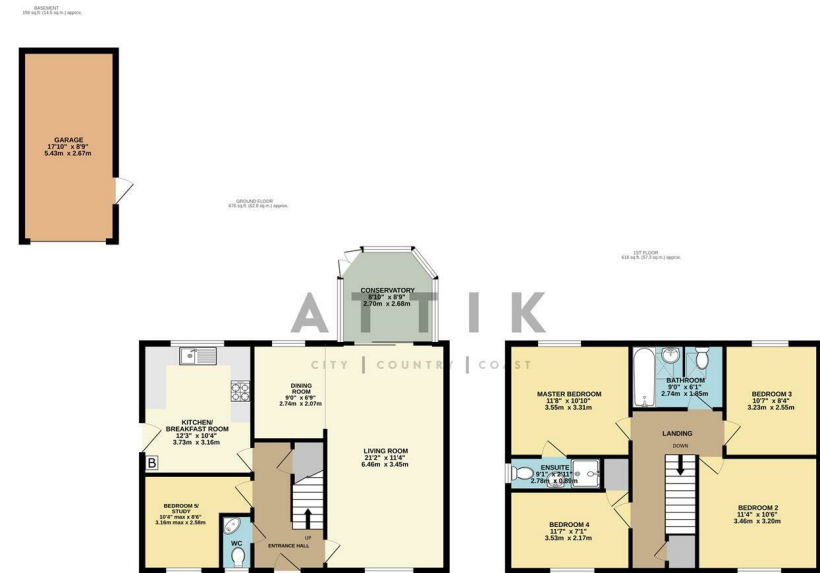
Local Authority
East Suffolk

Council Tax Band E

EPC Rating C



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TOTAL FLOOR AREA : 1448 sq. ft. (134.5 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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