



Worlingham, Beccles

Guide Price £325,000

- £325,000-£350,000 Guide Price
- Three Bedrooms
- Living Room & Dining Room
- Detached Bungalow
- Fully Enclosed Rear Garden With Great Views
- Driveway and Off Road Parking
- NO CHAIN
- Garage With Office Use

Lowestoft Road, Worlingham

Worlingham is a highly regarded village located on the outskirts of the thriving market town of Beccles, offering the perfect balance between peaceful village living and easy access to local amenities. The village itself boasts a strong sense of community, with a well-regarded primary school, local shop, post office, and charming pub. For those who enjoy the outdoors, there are scenic walking and cycling routes nearby, as well as beautiful views across the surrounding countryside. Beccles, just 1.5 miles away, provides a wider range of shops, cafes, restaurants, and a train station with direct links to Lowestoft, Norwich, and beyond. With its friendly atmosphere and convenient location, Worlingham is an ideal place to call home.



Council Tax Band: C



DESCRIPTION

Welcome to this charming three-bedroom detached bungalow, perfectly positioned on a sought-after road in the popular village of Worlingham, just 1.5 miles from the vibrant market town of Beccles. Offering a wonderful blend of countryside tranquillity and modern convenience, this well-presented home boasts a spacious sitting room, dedicated dining area, and a well-equipped kitchen, along with three comfortable bedrooms and a family bathroom. Enjoy the benefits of oil-fired radiator central heating and uPVC double glazing throughout. Outside, the property features off-road parking to the front, a fully enclosed rear garden with delightful open countryside views, and access to a versatile store room/utility/workshop. With no onward chain, this attractive bungalow presents an excellent opportunity for buyers seeking a peaceful home in a desirable location.

LIVING SPACE

The heart of the home is the beautifully arranged living and dining space, thoughtfully divided by a striking central fireplace wall that adds warmth and character to both areas. On one side, the inviting living room offers a comfortable setting for relaxation, with natural light filtering through the windows and views to the front of the property. On the other, the dedicated dining area provides a perfect space for entertaining or family meals, seamlessly connected yet defined by the feature fireplace that serves as an elegant focal point for both rooms. This clever layout combines a sense of openness with cosy distinction, creating a versatile and stylish space for everyday living.

BEDROOMS

The property features three well-proportioned bedrooms, each offering a comfortable and private retreat. All rooms are fully carpeted for added warmth and comfort, and each benefits from its own window, allowing for an abundance of natural light to fill the space. Whether

used as sleeping quarters, a home office, or a guest room, these versatile rooms provide a bright and welcoming atmosphere ideal for modern living.

BATHROOM

The property includes a traditional family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, a low-level W.C., and a wash basin. While functional, the space offers excellent potential and would benefit from modernisation, providing a great opportunity for buyers to update and style it to their own taste.

KITCHEN

Situated at the rear of the bungalow, the kitchen offers a generous and practical layout with ample space to accommodate all essential appliances. With a door opening to the side of the property, it provides convenient access to the garden and utility areas. While currently functional, the kitchen presents an exciting opportunity for modernisation and reconfiguration, with excellent scope for extension (subject to planning permission) to create a contemporary, open-plan living space tailored to modern lifestyles.

OUTSIDE

To the front, the property boasts a spacious concrete driveway offering ample off-road parking, which extends into a neatly shingled area—perfect for additional vehicles. This area is attractively framed by mature shrubs and flowering plants, adding curb appeal and a welcoming touch. The driveway leads to a versatile workshop/utility room, seamlessly attached to the bungalow and equipped with power and lighting—ideal for storage, hobbies, or a home workshop.

At the rear, the garden offers a peaceful retreat, mainly laid to lawn and complemented by a further shingled section, mature hedging, and panel fencing along the boundaries for privacy. A timber shed with a felted roof provides extra outdoor storage, making the space both practical and charming.

SERVICES

Mains electricity, water, septic tank, oil heating

OUTGOINGS

Council Tax Band C

FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

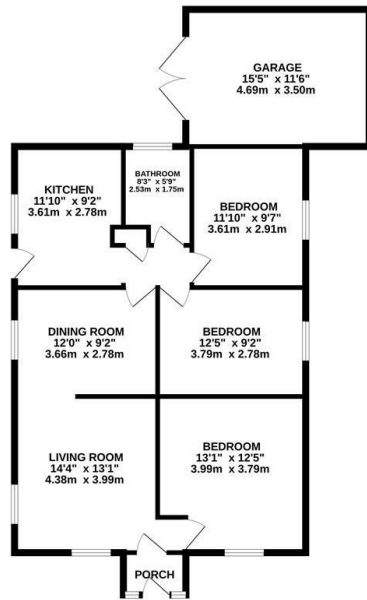
Email: beccles@flickandson.co.uk

Tel: 01502 442889.

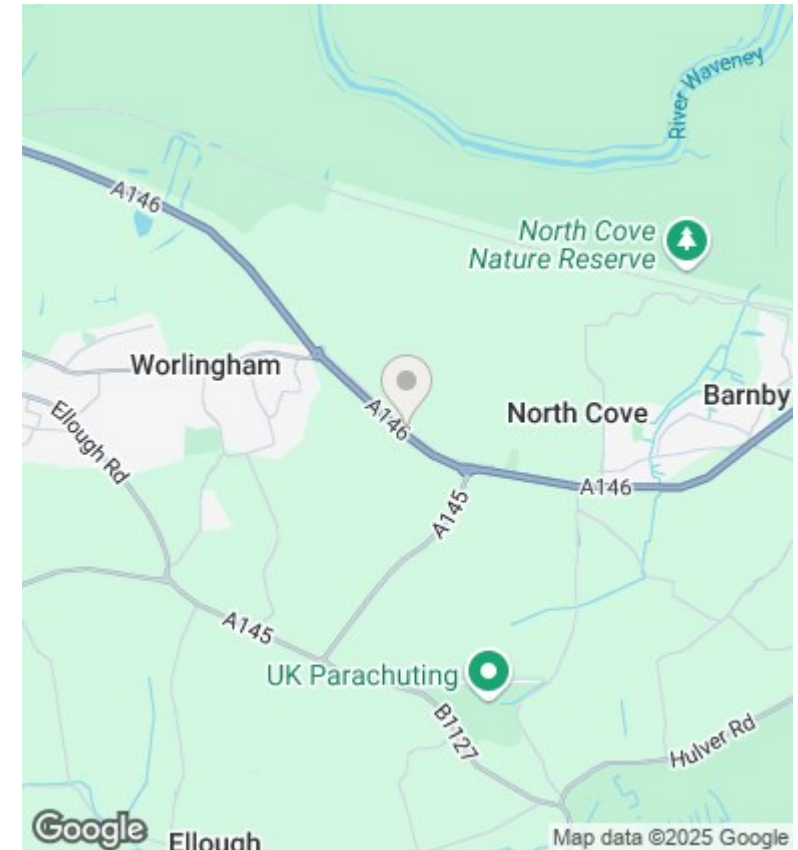




GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA: 1027 sq.ft. (95.4 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 misstatement. 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 can be given for their operation or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com