



White House Woodland Avenue, Worlingham Beccles NR34 7EF

welcome to

White House Woodland Avenue, Worlingham Beccles

This impressive 4-bedroom detached home is set at the end of a quiet cul-de-sac, offering both privacy and tranquillity. The property benefits from spacious grounds both front and rear, making it ideal for families, keen gardeners, or those simply looking for a peaceful retreat.

Internal Description

This impressive 4-bedroom detached home is set at the end of a quiet cul-de-sac, offering both privacy and tranquillity. The property benefits from spacious grounds both front and rear, making it ideal for families, keen gardeners, or those simply looking for a peaceful retreat. With the added advantage of being situated close to a wooded area, you'll find nature right on your doorstep.

Upon entering the home, you are greeted by a welcoming entrance hall that leads into the spacious and well-designed accommodation. The large, bright lounge is a real feature of the property, offering plenty of space for family gatherings and social occasions, complemented by a charming log burner, perfect for cosy nights in during the cooler months.

The formal dining room is ideal for entertaining, with ample space for a large dining table, or could be used as an additional reception room depending on your needs. The heart of the home is the well-appointed kitchen, featuring modern fixtures and plenty of cupboard space. A separate utility room provides further practicality, with additional storage and plumbing for appliances. A convenient downstairs toilet adds to the home's functionality.

The four generously-sized bedrooms are bright and airy, each offering ample space for storage and relaxation. The master bedroom benefits from an en-suite bathroom, providing a private retreat. The remaining bedrooms are served by a well-presented family bathroom, completing the upper floor.

External Description

Externally, the property sits on a sizeable plot with beautifully maintained front and rear gardens. The large gated driveway offers ample parking space for multiple vehicles and leads to a double garage with electric doors, providing further secure storage or a workshop area.

This home is the ideal choice for those looking for space, comfort, and a peaceful lifestyle in a sought-after location. With its excellent transport links to Beccles, Lowestoft, and beyond, you'll enjoy the best of both worlds-country living with all the convenience of nearby towns.

Entrance Hall

Upvc Door, Carpet flooring, Wall light, Radiator, Windows to front aspect, Built in cupboard

Study

6' 8" x 5' 9" (2.03m x 1.75m)
Laminate flooring, Radiator, Window to front aspect, Ceiling light.

Lounge

23' 3" x 16' 7" (7.09m x 5.05m)
Carpet flooring, Wall lights, Radiators, Woodburner within fireplace, Window to rear and side aspects, Patio door to rear garden

Dining Room

11' 8" x 10' 8" (3.56m x 3.25m)
Carpet flooring, Window to rear aspect, Radiator, Ceiling light, Open archway to kitchen area





Kitchen

11' 5" x 9' 8" (3.48m x 2.95m)

Wood flooring, spot lights, window to front aspect, wall and base units, sink, integrated double oven, electric hob and fridge, space for dishwasher, tiled splashback.

Utility Room

11' 5" x 8' 9" (3.48m x 2.67m)

Wood flooring, wall and base units, window to front aspect, Upvc door to rear, radiator, ceiling light, space for a washing machine, fridge and dryer, tiled splash back, sink

W/C

Wood floor, toilet, sink, window to rear aspect, ceiling light, tiled walls

Landing

Carpet flooring, Velux skylights, radiator, spot lights

Bedroom 1

22' x 15' 7" (6.71m x 4.75m)

Carpet flooring, window to front aspect, Velux skylight to rear, radiator, built in cupboard, ceiling light, entrance to en suite

En Suite

Vinyl flooring, sink, shower, toilet, towel radiator, ceiling light, tiled walls

Bedroom 3

11' 8" x 10' 8" (3.56m x 3.25m)

Carpet flooring, radiator, ceiling light, window to front aspect

Bedroom 2

17' 7" x 12' 5" (5.36m x 3.78m)

Carpet flooring, ceiling light, Velux skylights to front and back, two built in cupboards, radiator, loft hatch

Bedroom 4

14' 1" x 7' 9" (4.29m x 2.36m)

Carpet flooring, Velux skylights to front, ceiling light, radiator

Bathroom

Vinyl flooring, Velux skylight, bath, toilet, shower, sink, towel radiator

Garage

19' 4" x 17' 4" (5.89m x 5.28m)

Double garage with two electric doors, windows to rear and side aspect, door to side, electrics



view this property online williamhbrown.co.uk/Property/BGY106571



welcome to

White House Woodland Avenue, Worlingham Beccles

- * Guide Price £535,000 - £550,000* Spacious 4 Bedrooms With En-Suite To Master
- **Chain Free**
- Quiet Location With Spacious Plot
- Large Double Garage And Gated Driveway
- Open Plan Kitchen/Diner With Separate Utility Room

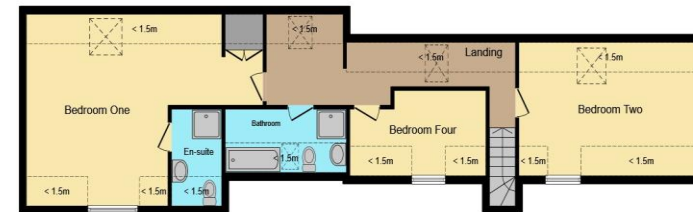
Tenure: Freehold EPC Rating: C

guide price

£535,000 - £550,000



william h brown
Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/BGY106571



Property Ref:
BGY106571 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01986 894608



Bungay@williamhbrown.co.uk



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



williamhbrown.co.uk