



Rowan Way, Worlingham Beccles NR34 7ES



welcome to

Rowan Way, Worlingham Beccles

William H Brown are excited to introduce to you this highly desirable 3 Bedroom semi-detached home, with spacious living areas and a stunning garden this home is perfect for anyone looking for a spacious family home in a highly sought after area close to all local amenities.



Location

Situated in the highly desirable village of Worlingham, Beccles, this beautifully presented three-bedroom semi-detached home offers the perfect blend of modern comfort and convenience. With excellent local amenities, great schools, and easy access to the market town of Beccles and the Norfolk Broads, it's an ideal location for families and first-time buyers alike.

Description

Set in one of Worlingham's most desirable streets, this beautifully presented 3-bedroom home offers the ideal space for modern family living - both inside and out.

Step inside to a bright and spacious lounge, ideal for relaxing or entertaining. To the rear, a generously sized kitchen diner provides the heart of the home, complete with patio doors opening onto a stunning, sun-drenched garden - thoughtfully planted and perfect for summer days.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom, offering comfort and practicality in equal measure. The property also benefits from a garage, adding valuable storage or parking space.

Tucked away in a quiet yet convenient spot, Rowan Way is a prime location for families, with local schools, amenities, and scenic countryside close by. A wonderful opportunity for anyone looking to put down roots in a welcoming community. Don't miss out - arrange your viewing today!

Accommodation

Ground Floor

Entrance Hall

Double glazed window to Side aspect, Ceiling light, Radiator, Laminate wood effect flooring.

Lounge

13' 3" x 13' 1" (4.04m x 3.99m)
Double glazed window to Front aspect, Ceiling light, Electric Fireplace, Cupboard, Radiator. Wooden flooring.

Kitchen

16' 3" x 8' 1" (4.95m x 2.46m)
Double glazed window to Rear aspect, Door to Rear, Ceiling light, Fitted Kitchen Wall and base units with fitted work surfaces, Gas Hob, Electric Oven, Radiator, Space for Fridge, Tiled flooring.

First Floor

Landing

Double glazed window to Side aspect, Ceiling light, Airing cupboard, Carpet flooring.

Bedroom 1

11' 6" x 8' 6" (3.51m x 2.59m)
Double glazed window to Front aspect, Ceiling light, Radiator, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Ceiling light, Partially tiled walls, WC, Wash hand basin, Shower, Tiled flooring.

Bedroom 2

10' 1" x 9' 6" (3.07m x 2.90m)
Double glazed window to Rear aspect, Ceiling light, Loft access, Carpet flooring.

Bedroom 3

7' 5" x 7' 5" (2.26m x 2.26m)
Double glazed window to Front aspect, Ceiling light, Radiator, Carpet flooring.

Outside

Front Garden

Driveway leading to Garage, Laid lawn and access to Front door.

Rear Garden

Patio area, Laid lawn, Flower Bed, Fruit tree and Shed.

Garage

Agents Note

There is a restriction on the title. Please enquire with the branch and make any further enquiries with your legal representative as to the detail.



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Rowan Way, Worlingham Beccles

- Three Bedroom Semi-Detached Home
- Driveway leading to Garage
- Rear Garden with Patio Area, Laid Lawn and Shed
- Popular, Sought after Location
- Family Shower Room Upstairs
- Spacious Lounge with Electric Fireplace
- Kitchen/Diner - Ideal for Hosting
- Viewings Come Recommended!

Tenure: Freehold EPC Rating: Awaited



£260,000

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. Powered by www.floorplans.com



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Property Ref:
BGY106786 - 0002

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