



34 ROWAN WAY,
WORLINGHAM, BECCLES, NR34 7ES



This beautifully presented three bedroom semi-detached home is nestled in a peaceful, tucked-away location in the highly sought-after village of Worlingham.

The village of Worlingham is a popular location, just a stone's throw away from Beccles and well-placed for access to the stunning Suffolk coast, making this an ideal home.

As you enter the property, you are welcomed by an inviting entrance hall with stairs leading to the first floor. A door opens to the sitting room which overlooks the front aspect and has access to an under stairs cupboard. From here access is gained to the kitchen which provides a great kitchen/dining/breakfast room with French doors leading to the open and spacious conservatory which enjoys views over the garden and has French doors leading out to the rear garden.

On the first floor the landing leads to a family bathroom and three bedrooms.

Outside, the property is set back from the road in a quiet tucked away position, as you approach the property there is a garage with off road parking a paved area leads to the front garden which is laid to

lawn with a pathway leading to the front door and there is an access door to the garage. The rear gardens are well maintained with a paved patio area, the gardens are mainly laid to lawn with plant and shrub borders.

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

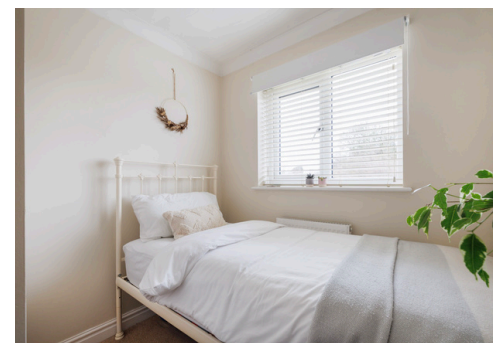
VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

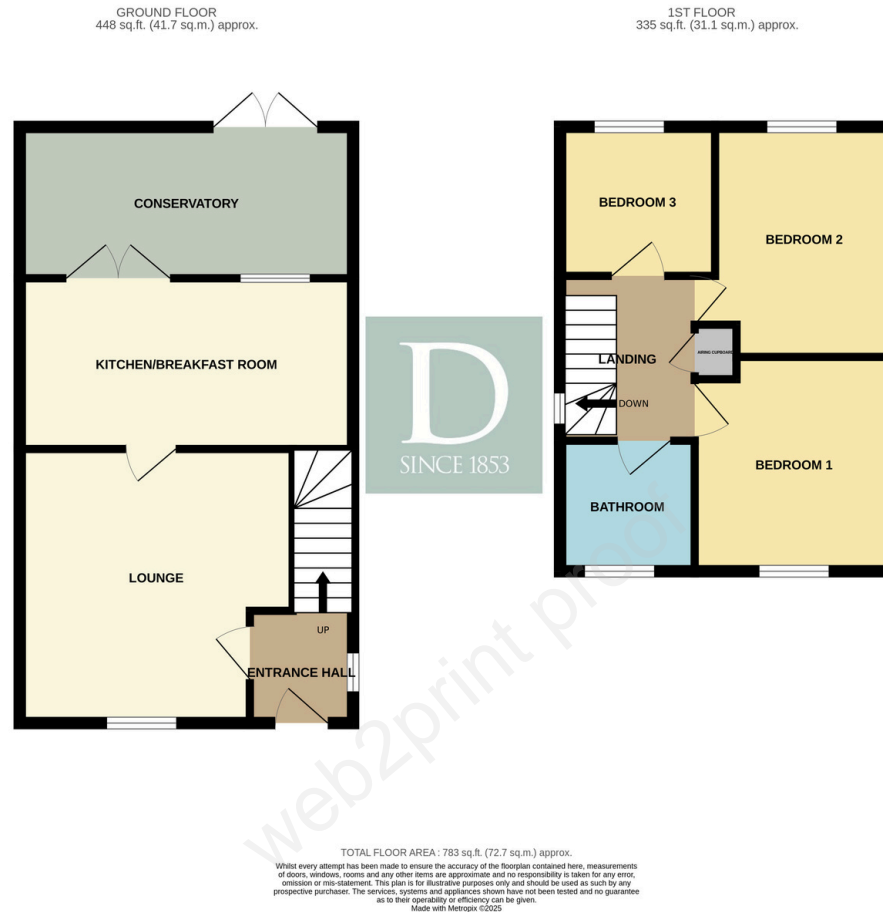
East Suffolk Council. Council Tax Band - B





NO ONWARD
CHAIN

FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

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