



23 RECTORY LANE
WORLINGHAM



Positioned on a well-regarded residential road in the heart of Worlingham.

This impressive four-bedroom detached residence offers thoughtfully designed and spacious accommodation, ideal for modern family living.

Upon entering the home, you are welcomed by an inviting entrance hall with stairs rising to the first floor and access to a stylishly appointed WC. The generous sitting room flows seamlessly into a large, wraparound conservatory, providing versatile living and entertaining areas with views over the garden.

At the heart of the home lies the open-plan kitchen/dining/family room, a standout feature offering ample space for both everyday life and social gatherings. A practical utility area adds functionality, perfect for busy households.

Upstairs, the property comprises four well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom enjoys the added benefit of en-suite facilities, creating a private retreat.

Externally, the property boasts a driveway providing off-road parking and access to a double garage. The enclosed rear and side gardens

are mainly laid to lawn with a paved terrace, ideal for alfresco dining or relaxing in the sun.

A superb opportunity to acquire a versatile family home in a desirable location.

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.)

TENURE

Freehold.

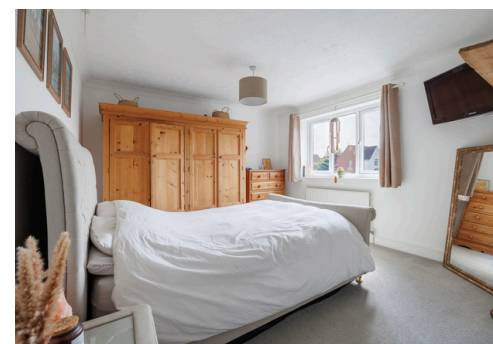
VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

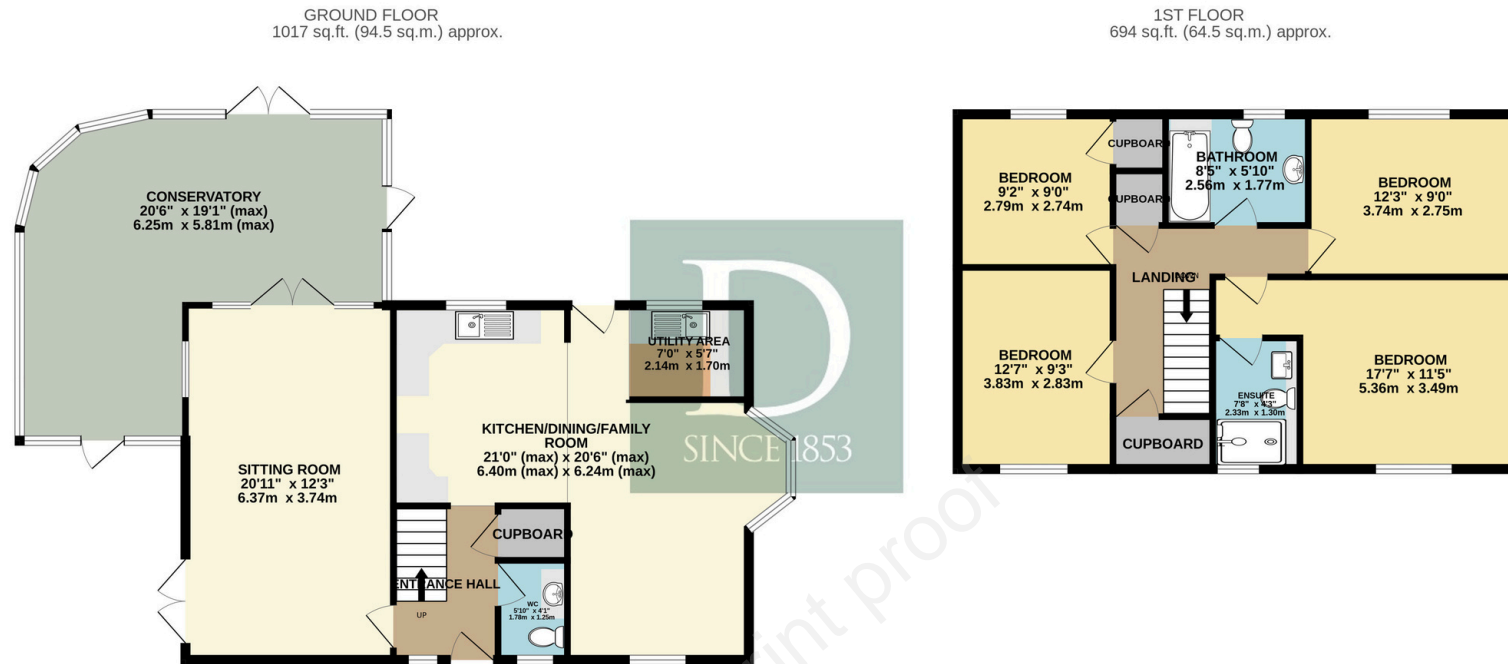
East Suffolk Council. Council Tax Band – E





SOUGHT AFTER
LOCATION!

FLOOR PLAN



TOTAL FLOOR AREA : 1712 sq.ft. (159.0 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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