



4 CHESTNUT CLOSE,  
WORLINGHAM, BECCLES, NR34 7ER





Situated in the ever-popular village of Worlingham, this well-presented three-bedroom semi-detached home offers comfortable living in a quiet cul-de-sac setting, perfect for families and first-time buyers alike.

Upon entering the property, you are welcomed by an entrance hall with stairs rising to the first floor and access to a convenient ground floor WC. An opening leads through to a spacious lounge with a front-facing window, providing a bright and relaxing living space.

To the rear, the kitchen/breakfast room offers ample workspace and storage, with a rear aspect window, access to the rear garden, and a further door to the side of the property. Upstairs, the accommodation continues with three well-proportioned bedrooms and a modern family bathroom, all accessed via the central landing.

Outside, the property is approached via a gravelled driveway providing off-road parking. A pathway leads to the front door, while gated access opens to a well-maintained rear garden featuring a paved patio area with a pergola, ideal for outdoor entertaining. The remainder of the garden is laid to lawn, offering a private and enclosed outdoor space.

### SERVICES

Mains electricity, water and drainage 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 – C

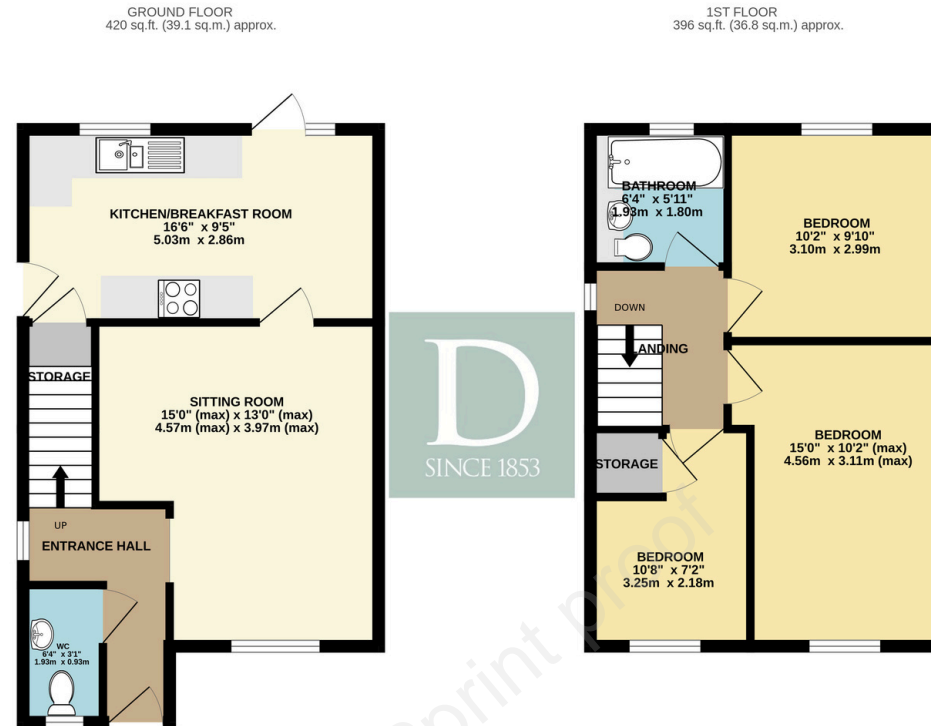






SOUGHT AFTER  
LOCATION

## 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:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

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