



23 HILLRISE CLOSE

WORLINGHAM, BECCLES, NR34 7BS



This well-maintained detached family home is ideally situated in a popular cul-de-sac.

As you enter the property, you are greeted by a welcoming entrance hall, with stairs leading to the first floor and a convenient WC.

The sitting room overlooks the front aspect, providing a light and airy atmosphere. To the rear of the house, you'll find a kitchen/dining room that overlooks the rear garden, creating an excellent space for family meals and entertaining. A door from the kitchen leads to a side passageway, offering convenient access to the garage.

On the first floor, there are three well-proportioned bedrooms, perfect for a growing family. The family shower room, which has been thoughtfully updated by the current owners, offers modern amenities and stylish finishes.

Externally, the property boasts a driveway leading to a detached single garage, providing off-road parking and storage. The front of the property features open

gardens, while the rear is fully enclosed, providing a safe and private outdoor space ideal for children and pets.

This delightful home offers a comfortable and convenient living experience in a sought-after area, perfect for families.

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.)

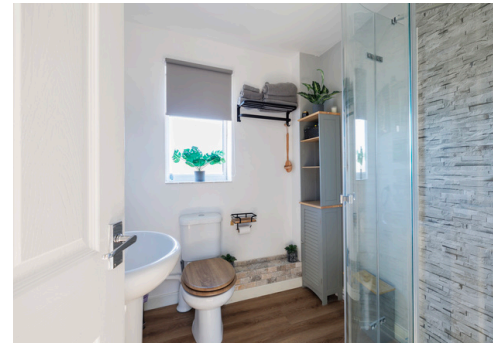
VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - C



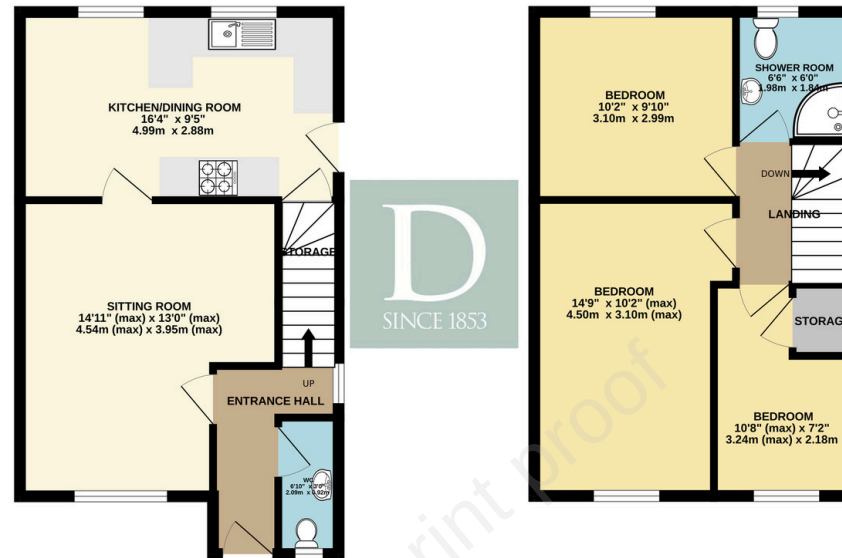


DESIRABLE
LOCATION

FLOOR PLAN

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix ©2025

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

Durrants, 10 New Market, Beccles, Suffolk, NR34 9HA

Tel : **01502 712122**

Email : **beccles@durrants.com**

