



## Rectory Close, Worlingham, Beccles

£350,000

- DESIRABLE LOCATION
- DETACHED
- KITCHEN WITH UTILITY
- CUL-DE-SAC
- 4 BEDROOMS
- uPVC DG & GCH
- EXTENDED
- SPACIOUS
- GARDENS / DRIVEWAY & GARAGE

# Rectory Close, Worlingham, Beccles NR34 7DS

Another property SOLD by Ange & Co!

Sought after location in Worlingham, DESIRABLE for all the family; next-door to the quintessential town of Beccles that hosts an array of amenities whether business or pleasure. Property is in close proximity to good schooling & transport links to nearby towns & the city of Norwich.



Council Tax Band: D



### HALLWAY

Plenty of room as you enter the hallway to pop your bags down or leave the buggy; laminate flooring, radiator, power points and built-in cupboard.

### LOUNGE

6.05m x 3.46m (19'10" x 11'4")

Good size lounge with front aspect; fitted carpet, uPVC double glazed windows, radiator, TV / power points and cast iron wood burner.

### RECEPTION / STUDY

2.95m x 2.27m (9'8" x 7'5")

Multi-purpose room; laminate flooring, radiator and power points.

### WC

White suite comprises low level WC and wash basin. Tile flooring. Under stairs storage cupboard.

### KITCHEN

2.98m x 2.68m (9'9" x 8'9")

Wall and base units with worktop, inset sink / drainer, oven with hob and extractor fan over. Laminate flooring, uPVC double glazed window, radiator and power points; opening into further receptions.

### UTILITY ROOM

2.32m x 1.73m (7'7" x 5'8")

Wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed window and power points; gas central heating boiler in situ.

### RECEPTION

5.99m x 3.22m (19'7" x 10'6")

Extension to the home provides a fabulous size reception with vaulted ceiling overlooking the rear garden. Laminate flooring, radiator and power points; part glazed doors out to the side and rear garden.

### RECEPTION / DINING ROOM

3.97m x 2.98m (13'0" x 9'9")

Laminate flooring, radiator, power points and stairs up to the first floor.

### FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms, bathroom and loft access in situ.

### BEDROOM 1

3.51m x 2.96m (11'6" x 9'8")

Double bedroom at the front of the home has fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobe.

### BEDROOM 2

3.03m x 2.91m (9'11" x 9'6")

Double bedroom overlooking the rear garden; fitted carpet, uPVC double glazed windows, radiator and power points.

### BEDROOM 3

Double bedroom with front aspect; fitted carpet, uPVC double glazed windows, radiator and power points.

### BEDROOM 4

2.99m x 2.01m (9'9" x 6'7")

Fitted carpet, uPVC double glazed windows, radiator and power points.

### BATHROOM

2.80m x 1.80m (9'2" x 5'10")

4 piece suite comprises a vanity unit with inset basin, WC, bath and separate shower cubicle. Tiled flooring, opaque uPVC double glazed window, heated towel rail and extractor.

### OUTSIDE

Situated on a generous plot, the property has shingle frontage providing ample off-road parking. To the rear, the mainly laid to lawn garden has a patio area perfect for alfresco dining, SUMMER HOUSE offers a versatile space however you choose to utilise whilst the adjoining timber shed offers your external storage solution. Outside lighting and gated access to the front of the home.

FREEHOLD TENURE

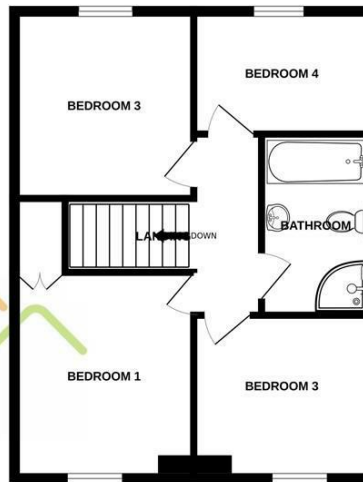
EAST SUFFOLK COUNCIL - TAX BAND D

ENERGY PERFORMANCE - RATING C

GROUND FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



RECTORY CLOSE, WORLINGHAM

TOTAL FLOOR AREA: 1322 sq.ft. (122.8 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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