



Guide Price: £385,000

Newland Avenue, Worlingham, Suffolk, NR34 7AN

We are delighted to offer for sale this very well presented and considerably extended, detached bungalow conveniently located close to local shops and a regular bus service. The bus service provides easy access into the Market Town of Beccles where there are an array of shops and restaurants and access to the picturesque River Waveney. The accommodation comprises sitting room with wood burning stove, spacious kitchen/diner, bathroom with separate shower and four double bedrooms. Outside there is a fully enclosed rear garden and off- road parking to the front including a 27' garage.

Property Features

- Four Double Bedrooms
- Ensuite Bathroom
- Family Bathroom With Separate Shower Cubicle
- Spacious Kitchen/Diner
- Sitting Room With Wood Burner
- 27' Garage & Off Road Parking For Two Vehicles
- Enclosed Rear Garden
- Bus Stop Easily Accessible For Travel To Beccles Town



The Property

Entering the property, you are greeted by an entrance porch which in turn leads into the sitting room having a freestanding cast iron wood burning stove which sits on a granite hearth, solid engineered wood flooring, and a uPVC sealed unit double glazed large front window allowing plenty of light into the room. A door then leads into the inner hall, where there is a roof access hatch. A well fitted kitchen can be found overlooking the front of the bungalow and has a worktop with inset sink and drainer, cupboards under and recess with space and plumbing for washing machine, an adjoining worktop with cupboards and drawers beneath and a recess for tumble dryer. There are matching wall cupboards, space for freestanding range style cooker with extractor and light over, uPVC sealed unit double glazed window, matching door to side and a fully tiled floor. Leading of the hall you will find the master bedroom that has French Style doors leading out to and with views over the rear garden. The hall has a Velux skylight window, space for freestanding furniture, engineered solid wood flooring and access into an ensuite shower room. The shower room itself comprises; a shower area with glass shower screen, low level W/C, pedestal wash basin and uPVC sealed unit double glazed window.







Property Cont'd/

Three further bedrooms are also accessed from the hall with the second bedroom having uPVC sealed unit double glazed French Style doors that lead onto a wooden decked area. One of the bedrooms is currently being used as a dining/hobby room. The bedrooms are served by a separate bathroom which comprises a white suite with panelled bath, low level W/C, pedestal wash basin, a fully tiled separate shower cubicle, fully tiled floor and opaque uPVC sealed unit double glazed window.

External

The front the property is approached via a concrete driveway, that offers ample space for off road parking. There is a lawned garden enclosed by a brick wall and hedging, a circular bed with roses. There is access through a single garage which is 27' in length with up and over door, personal door, window and has power and lighting connected. To the rear is a good size fully enclosed garden, mainly laid to lawn, a wooden decked area, concrete post panel screen fencing with inset roses shrubs and plants.

Location

Worlingham is a Village located on the very edge of Beccles, as such The Market Town Of Beccles is easily accessed via regular bus route and is less than a mile and half east of Worlingham. This pretty Village is also 5 miles west of Lowestoft and 17 miles from the Cathedral; City of Norwich. Newland Avenue has its own mixture of independent shops nearby, such as a convenience store, hair dressers, newsagents and a chip shop that is well favoured among local people. There are also a number of seaside towns that are less than a fifteen mile drive including Lowestoft and Southwold. The beach at Cove Hithe is located on the Benacre Nature Reserve and is popular all year round with families and dog walkers.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: C

Services: Gas fuelled for hot water and central heating, electricity and water connected, mains drainage.

Viewings: By Appointment Only

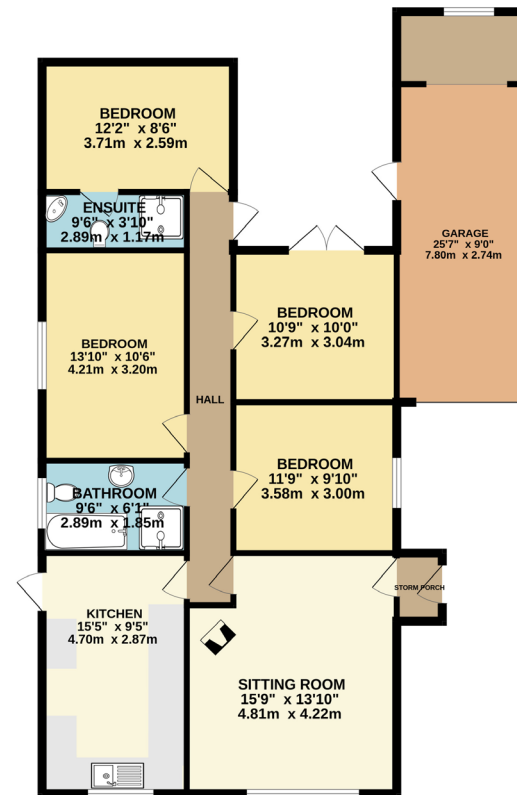
Post Code: NR34 7AN

EPC Rating: C

Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR
1225 sq.ft. (113.8 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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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