



*Brookwood Close,  
Worlinhgham*

*A beautifully presented and extended detached house situated in this sought after location in Worlingham and being a short distance from the primary school and regular bus service. This property has been maintained to the highest of standards by the current owners and has well planned living accommodation including a 21' sitting room, dining room, garden room, fully fitted modern 23' kitchen, 3 first floor bedrooms and modern fitted shower room. Outside you will find off road parking to the front, including a single garage and a fully enclosed attractively laid out easy to maintain rear garden. Viewing is highly recommended.*

### **Property Features**

Detached House  
Village Location  
21' Sitting Room  
Dining Room  
Garden Room  
Fitted Modern 23 ft Kitchen  
Three First Floor Bedrooms  
Modern Fitted Shower Room  
Single Garage & Off Road Parking  
Enclosed Rear Garden With Gazebo



### **The Property:**

Entering the property through the front entrance you are welcomed by the light and airy entrance hall with stair case rising to the first floor and having cupboard under, a cloak room comprising low level W/C with hand basin over, storage cupboard, fully tiled walls and a uPVC sealed unit double glazed window. A door leads into a spacious sitting room with uPVC sealed unit double glazed front window, LED recessed ceiling lights, ornamental fire place with inset remote controlled electric fire, glazed French doors with matching side panels lead into a dining room with bespoke fitted display unit with cupboards under, ample space for a family dining table, recessed LED ceiling lights, opening to kitchen, sealed unit double glazed sliding patio doors open into a garden room with recently fitted tiled roof having recessed LED lighting, fully tiled floor with porcelain tiles, uPVC sealed unit double glazed windows and French door to garden. The dining room leads to a spacious 23' luxury fitted kitchen which have been finished to high standard including worktop with inset one and a half bowl sink and drainer with cupboards under and integrated dishwasher, adjoining breakfast bar, space for freestanding range style cooker with extractor fan and light over, high level fitted microwave, further worktop with cupboards and drawers under and door concealing space and plumbing for both a washing machine and tumble dryer, matching wall cupboards with under cupboard lighting and a bank of fitted cupboards provides great storage space, LED recessed ceiling lights, two uPVC sealed unit double glazed windows and matching side entrance door.









### **The Property (cont'd)**

From the hall, the stair case rises to the first floor and landing with airing cupboard having double doors and shelving, uPVC sealed unit double glazed window roof access hatch which leads to insulated roof space. Bedroom one can be found to the rear of the property and has a uPVC double glazed window, fitted wardrobes with double bed centre recess and further fitted wardrobe with double doors. Bedroom two overlooks the front and has fitted wardrobes and uPVC sealed unit double glazed window. Bedroom three is currently being used as a study and has two bespoke fitted desks with drawers, cupboards and shelving. A beautifully fitted modern shower room comprises fully tiled shower with glass door, fitted vanity unit with low level W/C, wash basin, cupboards and cupboards over with two mirrored doors with light over, LED recessed ceiling lights, fully tiled walls and floor and uPVC sealed unit double glazed window.

### **External**

Outside the property is approached via a brick weave driveway and lawned front garden with flower and shrub borders, driveway continues to the front entrance and extends through double lockable gates to a single garage with automated roller door and power and lighting connected. To the rear is an attractively laid out easy to maintain modern garden with paved patio areas with plenty of space for pots and garden furniture, a covered gazebo provides a great place for entertaining on those warm summer days.



## Additional Information:

**Local Authority :** East Suffolk

**Council Tax Band:** D

**Services:** Gas fired boiler for domestic hot water and central heating, electricity and water connected. Mains sewer.

**Viewings:** By Appointment Only

**Post Code:** NR34 7RJ

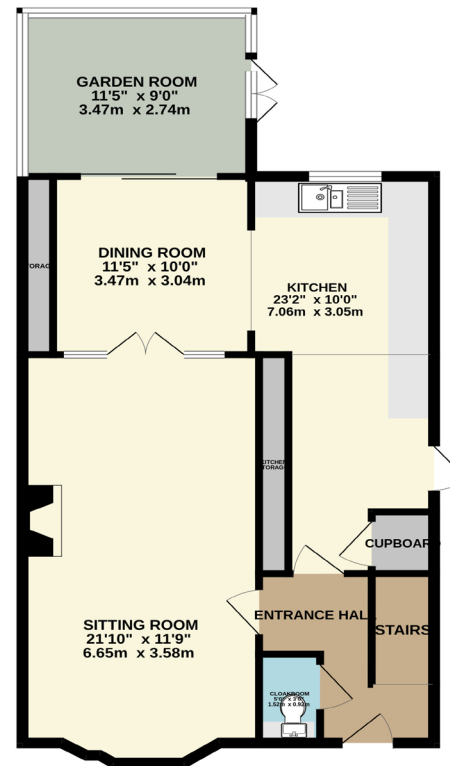
**EPC Rating:** C

**Guide Price :** £325,000

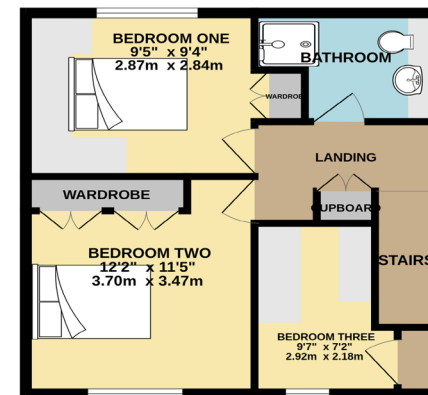
**Tenure:** Freehold

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



1ST FLOOR



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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