



*Orchard Rise,
Worlingham*

A considerably extended detached family house situated in this sought after location in Worlingham and being within walking distance of Worlingham primary school and a regular bus service which provides access into the beautiful market town of Beccles where there is an array of shops, restaurants and leisure facilities. The property benefits from uPVC sealed unit double glazing, is heated by a gas fired central heating system and provides spacious living accommodation including a sitting room, snug, kitchen/breakfast room, separate dining room, conservatory and 4 first floor bedrooms and bathroom. Outside there is off road parking to the front for several cars and a fully enclosed rear garden.

Property Features

- Detached & Extended Family Home
- Four First Floor Bedrooms
- Gas Central Heating
- Fitted Kitchen/Breakfast Room
- Downstairs Cloakroom
- First Floor Family Bathroom
- Conservatory
- Lovely Location
- Enclosed Rear Garden
- Ample Off Road Parking & Single Garage

The Property

Entering the property through the porch and a door then leads into an entrance hall with storage cupboard, staircase leading to the first floor and a door leads through into a sitting room with uPVC sealed unit bay window and ample space for furniture, this then continues into a snug area with under stair storage cupboard, uPVC double glazed window and space for a desk if you wanted to use as an office space. The extended kitchen has a fully fitted kitchen comprising work top with inset sink and drainer with recess under with space and plumbing for washing machine, adjoining worktop with space for free standing range style cooker with extractor and light over, further cupboards and drawers, matching wall cupboards, space for freestanding fridge freezer, uPVC window and opening into a rear lobby with door to a cloak room which has a low level W/C and handbasin. From the lobby a door leads into a side conservatory and a separate dining room which has ample space for a family dining table and is a great room for entertaining as double doors open into a conservatory and make a lovely open space.









The Property Cont'd.

From the hall the staircase rises to the first floor and landing which is lovely and bright and has a roof access hatch which leads to insulated roof space. The main bedroom gives you a great feeling of space and has a fitted wardrobe with double doors and further space for freestanding furniture. There are two further double bedrooms and a good size single which provides great space for a larger family. The family bathroom comprises a white suite with panel bath, having shower over, low level W/C and wash basin.

External

Outside to the front the property is approached via a driveway which has space for several cars, hedging to front and side boundaries and has well stocked colourful flower bed. The driveway continues through white painted double gates on to an additional drive which leads to a detached brick garage with power and lighting connected. The rear garden is mainly paved and is a beautiful place to sit and relax. There are borders with a variety of colourful flowers, 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. Worlingham Village has its own mixture of independent shops, such as a convenience store, hairdressers, newsagents and a chip shop that is well favoured among local people.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: D

Services: Gas heating and Mains sewer.

Viewings: By Appointment Only

Post Code: NR34 7RZ

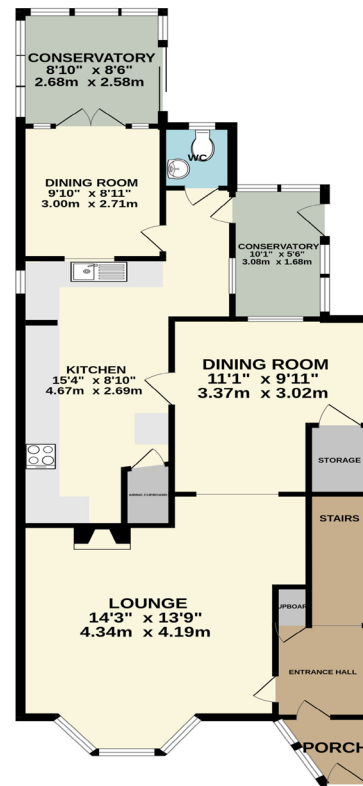
EPC Rating: Awaiting EPC

Guide Price : £375,000

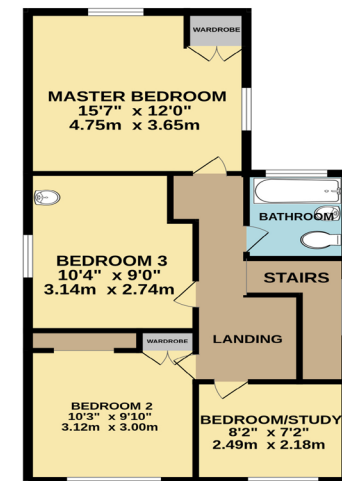
Tenure: Freehold

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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