




 **YOUR MOVE**
Oliver James



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All Saints Green, Worlingham,
Beccles, Suffolk

Guide £240,000

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LOCATION

Worlingham is a sought after, primarily residential village, just over 1 mile from Beccles. Worlingham has a limited range of shops including a local grocery and sub-post office, hairdresser, fish and chip shop, pharmacy and small newsagent. The local COE primary school is listed as 'Good' with OFSTED. Beccles town is made up of small market squares and winding streets nestled by the River Waveney with fantastic views of the Southern Broads. The town centre provides a blend of quirky, independent shops, restaurants, cafes and other services that make it a highly desirable place to live. There are a host of community events, festivals and entertainment held throughout the year. Beccles offers a wealth of diversity, combining history with modern-day culture.

MAIN ACCOMMODATION

The property is entered via an entrance porch, with door leading to a cloakroom/WC and dining room / lobby area. The downstairs is then finished with a kitchen and sitting room which opens into the conservatory. Upstairs, the property boasts three double bedrooms, including an en-suite to master, as well as a family bathroom. Outside, there is a hard standing driveway to the front leading to a single integral garage, as well as a mature rear garden facing west for the afternoon sun.

ENTRANCE PORCH

Tiled vinyl flooring, double glazed window to side aspect, door leading to cloakroom WC and door leading to dining room.

CLOAKROOM / WC

Low level WC, pedestal hand-wash basin with tiled splashback, vinyl flooring, radiator, double glazed obscured window to front aspect.

DINING ROOM

Two radiators, double glazed window to front aspect, stairs rising to first floor with storage cupboard below, doors leading to kitchen and sitting room.

SITTING ROOM

Gas feature fireplace with brick surround, two radiators, sliding doors to conservatory.

CONSERVATORY

Mostly double glazed construction with brick surround, tiled flooring, power points, double doors leading to rear garden.

KITCHEN

Range of wall and base units with roll top work surfaces, integral stainless steel one and half bowl sink and drainer, eye level electric oven, integral 4 ring gas hob, space for free-standing fridge freezer, space and provisions for washing machine, integral slimline dishwasher, vinyl flooring, radiator, double glazed window to side rear aspect and side door to garden.

FIRST FLOOR LANDING

Access to loft, airing cupboard housing newly fitted condensing boiler (January 2017) and hot water tank, doors leading to all bedrooms and bathroom.

MASTER BEDROOM

Radiator, double glazed window to rear aspect, door leading to en-suite shower room.

EN-SUITE SHOWER ROOM

Three piece suite comprising low-level WC, pedestal hand-wash basin and separate shower cubicle with mains fitted shower, vinyl tile-effect flooring, radiator, part-tiled walls, two small vanity units, double glazed obscured window to side aspect.

DOUBLE BEDROOM

Radiator, built-in wardrobe, double glazed window to front aspect.

DOUBLE BEDROOM

Radiator, built-in wardrobe, double glazed window to rear aspect.

BATHROOM

Three piece suite comprising low level WC, pedestal hand-wash basin and panel bath with shower attachment over, vinyl flooring, part-tiled walls, wall mounted vanity unit and double glazed obscured window to front aspect.

OUTSIDE AND GARDENS

Outside to the front there is a hard-standing driveway suitable for multiple vehicles which leads to a single integral garage with up and over door, power and lighting. There is also a small lawned area, mature plants and a timber gate providing access to the rear garden. Outside to the rear, the garden is fully enclosed by timber fencing with a wealth of mature trees and shrubs providing privacy. Facing west the garden also boasts a patio area and a timber shed.

FLOORPLAN

VIEWING ARRANGEMENTS

By appointment only with our Beccles office on 01502 273333 and at 26-28 New Market, Beccles NR34 9HD.

LOCAL AUTHORITY

Waveney District Council Tax Band: D

All Saints Green, Worlingham, Beccles, Suffolk

Guide £240,000

DIMENSIONS

Dining Room - 3.45m x 3.25m (11'4" x 10'8")

Sitting Room - 4.75m x 3.56m (15'7" x 11'8")

Conservatory - 2.87m x 2.46m (9'5" x 8'1")

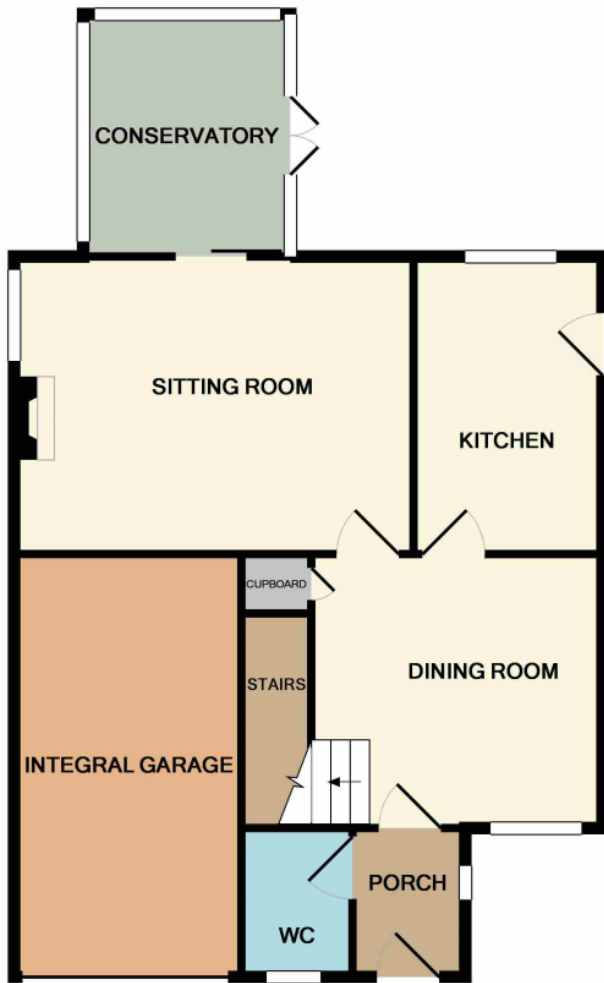
Kitchen - 3.53m x 2.24m (11'7" x 7'4")

Master Bedroom - 3.99m x 2.67m (13'1" x 8'9")

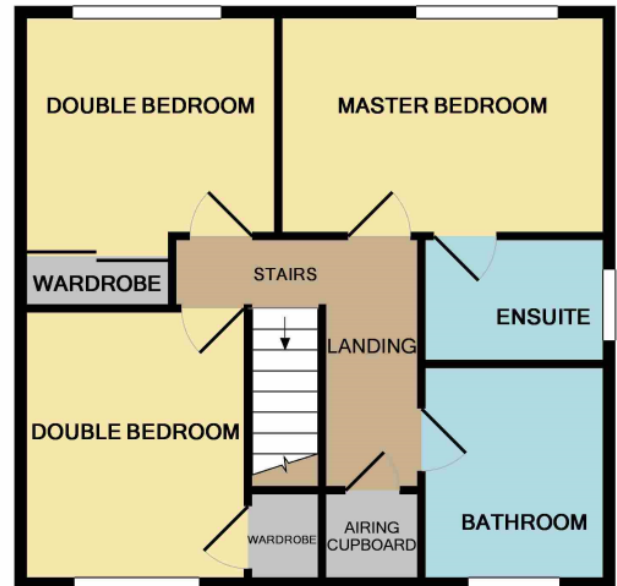
Double Bedroom - 3.23m x 2.82m (10'7" x 9'3")

Double Bedroom - 2.84m x 2.82m (9'4" x 9'3")





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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*Source: Hitwise Nov 2011.

**Calls may be recorded and/or monitored for training and/or security purposes.



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