



*All Saints Green,
Worlingham, Suffolk*



**MUSKER
McINTYRE**
ESTATE AGENTS

Situated at the head of this sought after cul-de-sac in the popular Beccles suburb of Worlingham, we are delighted to present this spacious four bedroom, detached home. Enjoyed by the current owners for nearly three decades the property has served as a perfect family home. The spacious accommodation boasts a large open plan living dining space, conservatory, kitchen and versatile study/second reception room on the ground floor whilst on the first floor four double bedrooms are found. Throughout the house two bathrooms and an additional ground floor lavatory cope with family life as well as a superb amount of storage throughout. Outside the property enjoys attractive front gardens, drive and a garage, whilst at the rear the south facing garden is a delight. Viewing is essential.

Accommodation comprises briefly:

- Entrance Hall • Study
- Open Plan Sitting/Dining Room
- Conservatory • WC • Kitchen
- Master Bedroom with Ensuite
- Three Further Double Bedrooms
- Family Bathroom • Garage & Parking
- South Facing Rear Garden



Property

From the attractive front garden we enter this family home via the front door where we are welcomed by the entrance hall. Stairs rise to the first floor where we find a large store cupboard below and doors open to all of our rooms allowing us to flow full circle of the house from this space. Passing the lavatory we find the study/second reception room set to the front of the house which provides a superb workspace but offers flexible use as a snug, second reception room or additional bedroom when needed. Set to the rear of the house we step into the kitchen/breakfast room, a deceptively large space centred around family cooking and informal dining, a vast range of wall and base units line the room and offer ample storage, a fitted oven and hob feature whilst space is made for our appliances. A window over the sink enjoys a view of the rear garden and a door opens to the driveway and garage. Back in the hall we find two doors opening to the sitting room and dining room which flow open plan to one another and provide a fantastic family/entertaining space which is further extended as we pass through the patio doors into the conservatory, which enjoys the southerly aspect of the rear of the property and opens to the patio and gardens. Climbing the stairs to the first floor landing we find doors opening to all of the rooms and large storage cupboard. The first three bedrooms offer space for a double bed with bedroom three enjoying a built in cupboard and bedroom two boasting excellent proportions. The master bedroom enjoys a view of the rear gardens and benefits from an en-suite shower room whilst the family bathroom completes the accommodation and offers a bath with shower and screen over, wash basin and w/c set behind a privacy wall.



Outside

Approaching the head of the cul-de-sac we arrive at the property where the ample driveway offers parking for up to four vehicles and provides access to the garage. The attractive front garden adds to the privacy of the home and enjoys a well manicured established hedge and attractive tree set to the lawn. Planted beds bring colour to the space and a path leads to the front door. At the side of the house a door leads from the drive into the kitchen and a gate opens to the rear garden. At the rear we find a generous patio ideal for summer entertaining or just enjoying the southerly aspect. The garden is laid to lawn and enclosed by timber fencing which is framed with planted beds. A raised pond features and greenhouse is found fixed to the side of the garage.

Location

The property is located in Worlingham, which has a post office/newsagents, pharmacy and a hairdresser. A choice of well rated Primary and Secondary Schools are in easy access. A fuller range of amenities can be found in Beccles, which is a busy market town with many shops, restaurants, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Modern gas fired condensing boiler.
Mains electricity, water and drainage.
Full Fibre Broadband.
Energy Rating: C

Local Authority:

East Suffolk Council
Tax Band: E
Postcode: NR34 7RR

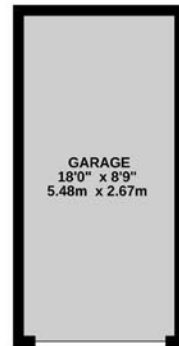
Tenure

Vacant possession of the freehold will be given upon completion.

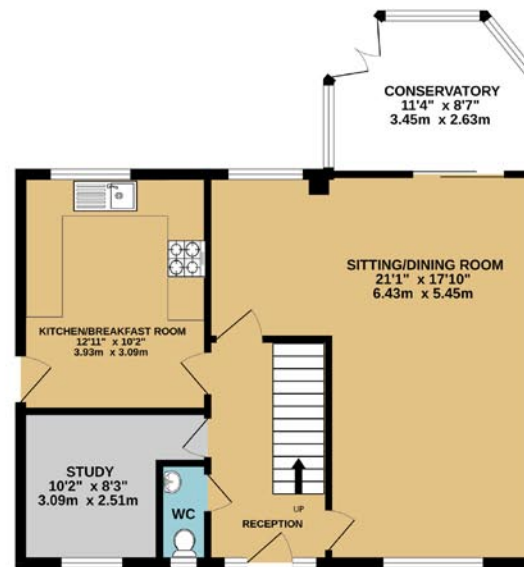
Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

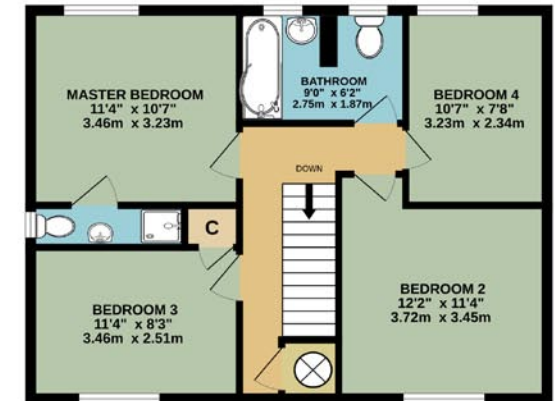
Guide Price: £375,000



GROUND FLOOR
836 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



4 BEDROOM, 3 BATHROOM

TOTAL FLOOR AREA: 1424 sq.ft. (132.3 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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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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