



Park Drive,
Worlingham, Beccles, Suffolk.



**MUSKER
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ESTATE AGENTS

Beccles - 1.4 Miles
Norwich - 20.3 Miles
Southwold & The Coast - 11.8 Miles

An exciting opportunity to purchase this attractive detached 1940's Bungalow which benefits from having been much extended and improved to now offer deceptively spacious accommodation planned with entertaining and sociable living in mind whilst outside the delightful gardens are complimented by ample parking, over-sized garage and a workshop. The property is offered with No Onward Chain and has to be viewed to appreciate the space, location and standard on offer.



Property

Entering this charming bungalow via the front door we are welcomed by the entrance hall where the feeling of space and superb amounts of natural light that flow throughout the home are instantly apparent. A door in the entrance hall opens to the master bedroom which enjoys a view over the front gardens from the two unique corner set windows. This room offers a superb master bedroom space being the slighter larger of the two double bedrooms yet provides an excellent guest bedroom space being set alone off the hall. From the entrance hall we step into the dining room which flows seamlessly into the kitchen and living room providing a modern open plan feel to the living space. The dining room itself boasts wooden effect flooring and a charming stove set to the fireplace providing a focal point to the room. Flowing into the kitchen we find a fantastic working space fitted with a range of attractive wall and base units that incorporate a fridge freezer, dishwasher, double oven, hob and extractor. A twin ceramic sink is set below the window looking onto the rear garden. Stepping back through the dining room we enter the sitting room where light flows from the bay window and French doors into the conservatory. A feature fire provides a cosy focal point to this spacious room. The conservatory is accessed from both the sitting room and kitchen and offers the perfect spot to enjoy the garden throughout the year, French doors open to the patio whilst internally we link to the sitting room and kitchen. Stepping to the rear of the property the inner hall leads us to the second generous double bedroom which again enjoys a view of the garden. Opposite we find the shower room which boasts a modern finish offering a double width shower, wash basin and w/c. Completing the accommodation we find the study/home office which enjoys independent access from outside and offers a versatile space within the home.







Outside

Approaching the property from this quiet road we are welcomed via the extensive drive way that provides ample parking and leads us to the garage. From the footpath a pedestrian entrance passes the boundary where the path leads through the garden to the front door. The front gardens are a delight which are laid to lawn with a wealth of established border beds that are bursting with established shrubs and perennial plants which surround the garden with colour and scent. A path leads to both sides of the property giving access to the rear gardens. The garage offers an up and over door providing vehicular access whilst we find a personal door to the side. The separate workshop space offers a door to both the front and rear aspect. The rear garden is mainly hard landscaped providing an ideal seating area that leads from the conservatory. Raised terrace beds surround the rear garden which again are bursting with colour.

Location

The property is set in a much sought after location within the popular village of Worlingham, which offers a regular bus service along with a post office/general store, pharmacy, hairdresser and fish & chip shop. A full range of amenities can be found in near by Beccles a healthy walk or short drive, Beccles is a busy market town with many shops, restaurants, schools, 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 unspoiled 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

Mains Electricity.
Mains Water. Mains Drainage.
Gas Central Heating & Hot Water System.
Energy Rating: D

Local Authority:

East Suffolk Council
Tax Band: C
Postcode: NR34 7DQ

Tenure

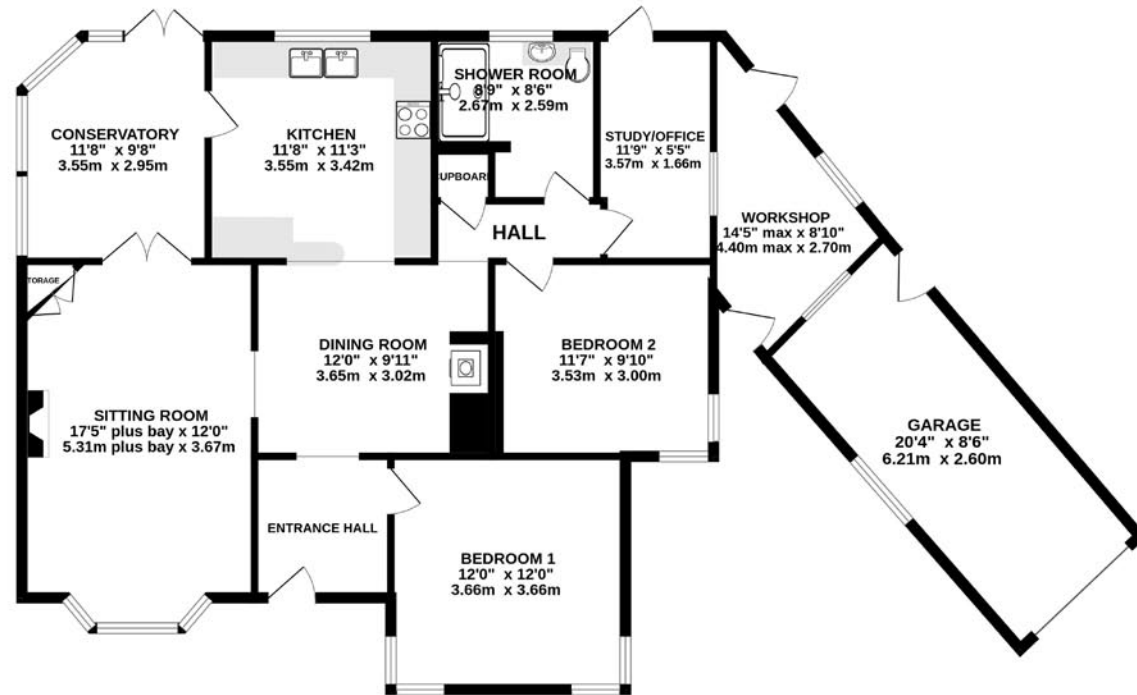
Vacant possession of the freehold will be given upon completion.

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: £315,000

GROUND FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 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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Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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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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