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*Park Drive,
Worlingham, Suffolk.*

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**MUSKER
McINTYRE**
ESTATE AGENTS

An exciting opportunity to purchase this deceptively spacious and superbly situated, detached bungalow which benefits from having been much improved in the past few years. The property enjoys one of the largest plots on the road and offers a superb frontage and off road parking whilst the extensive rear garden backs onto the grounds of Worlingham Hall. Internally a modern kitchen/breakfast room, shower room, sitting/dining room and three generous bedrooms are found. The property is offered with No Onward Chain and has to be viewed to appreciate the space, location and standard on offer.

Property comprises:

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Master Bedroom
- Two Further Versatile Bedrooms
- Shower Room
- Garage & Ample Parking
- Extensive, Established Gardens



Property

Entering this attractive bungalow via the front door we are welcomed by the generous entrance hall where the feeling of space and superb amounts of natural light that flow throughout the home are instantly apparent. Looking directly ahead through the sitting/dining room we enjoy the stunning view of the garden via the patio doors. Set to the left a door opens to the kitchen/breakfast room where we are greeted by a range of modern fitted kitchen units that make space for a washing machine and fridge whilst a fitted double oven and hob feature, whilst below the window we find the sink. Further storage is found in the pantry style cupboard and airing cupboard where the modern combination boiler is fitted. An external door leads to the side of the property. Back in the hall we step into the sitting/dining room. Our eye is drawn to the garden view via the patio doors, whilst a window to the side aspect adds to the feeling of light in the room. A feature fireplace offers a cosy focal point to the otherwise bright and spacious room. Back in the hall we pass the first bedroom which has served multiple uses, most recently being a study and craft room, providing the perfect spot to again enjoy the garden views. Opposite we find the modern shower room which benefits from a recent refit. A double width low access shower features along with a wash basin and w/c. Stepping through the hall we pass a useful double closet, another generous and versatile bedroom set to the front aspect whilst at the rear the master bedroom offers a generous double room which allows us to wake up to the superb garden views.







Garden & Grounds

Approaching the property from this quiet road we are welcomed via the driveway that provides ample parking and leads us to the garage. From the footpath a pedestrian entrance passes the boundary where the path leads past 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 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 rear. The rear gardens are accessed from both the kitchen/breakfast room and the sitting/dining room where we step out to a large raised patio that spans the rear of the bungalow. Steps lead down to the garden passing two garden sheds set to either boundary. The garden is mainly laid to lawn with timber fences enclosing this superb space, a path leads along the lawn to the kitchen garden area which is currently in need of some TLC to return it to its former glory.

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

All mains connected.
Gas fired central heating and hot water.

Energy Rating: TBA

Local Authority:

East Suffolk Council
Tax Band: C
Postcode: NR35 7DL

What3Words: ///carry.ending.upholding

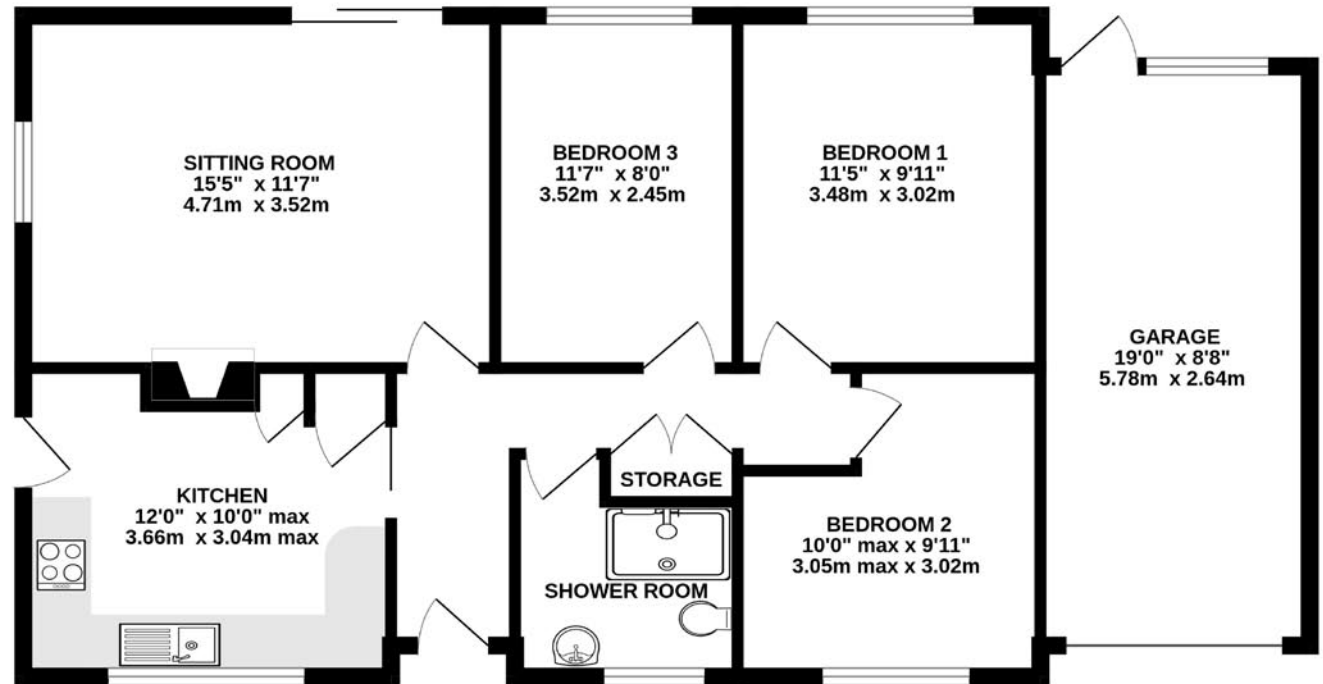
Tenure

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: £325,000



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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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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.