



*Bluebell Way
Worlingham, Beccles*

A beautifully presented and fully renovated detached bungalow situated in this popular cul-de-sac location in the popular Village of Worlingham. The property has undergone full refurbishment to include a newly fitted kitchen, bathroom with separate shower, new flooring throughout and a newly fitted gas fired boiler for central heating and hot water. The accommodation includes a lounge/diner, garden room, three bedrooms and bathroom. Outside there is off road parking to the front for several cars and a good size fully enclosed rear garden. The property is being offered with no onward chain.

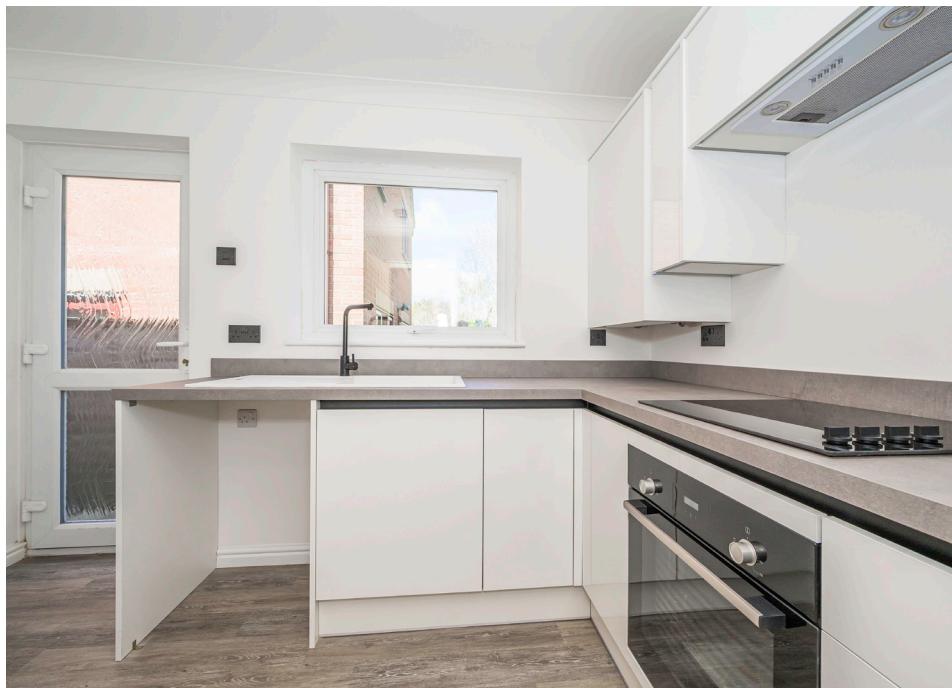
Property Features

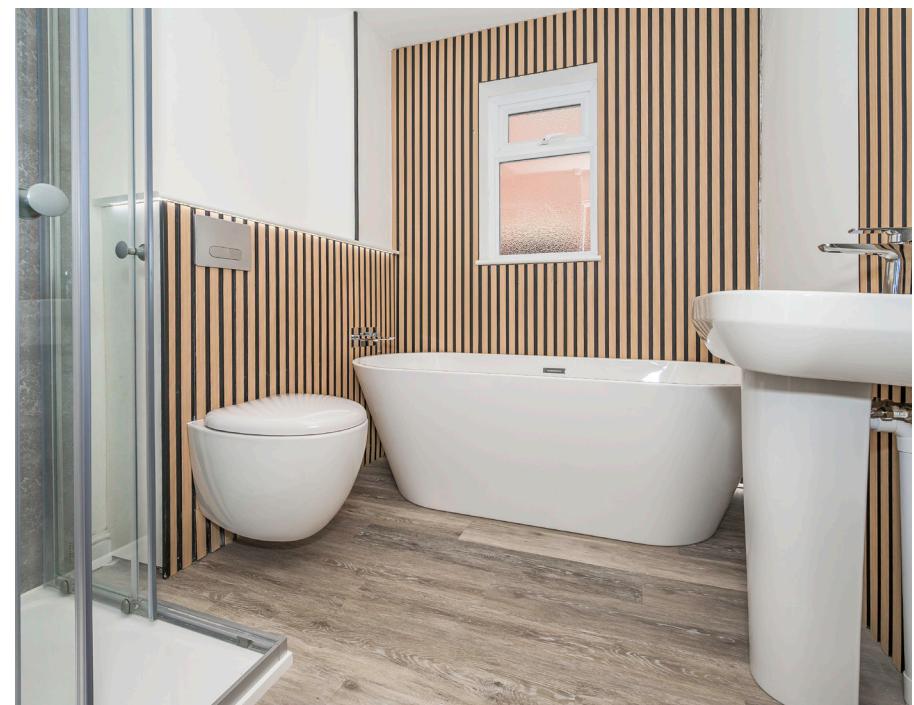
- Three Bedroom Detached Bungalow
- Village Location
- Fully Renovated
- Lounge/Diner
- Fitted Kitchen
- Bathroom & Separate Shower
- New Flooring
- Garden Room
- Enclosed Rear Garden
- Ample Parking For Several Cars



The Property

Entering the property through the main entrance door, you are welcomed by the entrance hall with door leading to a lounge/diner with wall mounted air conditioning unit, uPVC sealed unit double glazed window and sliding patio doors lead into a garden room with uPVC sealed unit double glazed windows, matching sliding patio door out to and with views over the rear garden and has the added benefit of a warm roof. The fully fitted kitchen can be found leading off the hall and comprises worktop with inset sink and drainer with cupboards beneath and recess with space and plumbing for washing machine, further worktop with inset ceramic hob with oven/grill under and extractor and light over, base cupboards and drawers, tall cupboard with shelving and adjoining cupboard housing an integrated fridge/freezer, uPVC sealed unit double glazed window and matching part glazed door to garden. A newly fitted bathroom with white suite comprising a modern freestanding bath, low level W/C, wash basin, a fully enclosed shower cubicle, modern wall panelling and a uPVC sealed unit double glazed window. From the hall doors lead to all three bedrooms, that have newly fitted carpets and uPVC double glazed windows.







External

Outside the property is approached via a shingle driveway which provides off road parking for several cars, lawned area, side garden with shrubs and driveway extends to a single brick garage with power and lighting connected. To the rear is a good sized fully enclosed garden that is mainly laid to lawn and there is a newly fitted fence to the back boundary and an external tap. The garden also has a piece of history, a military Pillbox.

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. There are also a number of seaside towns that are less than a fifteen mile drive including Lowestoft and Southwold. The beach at Cove Hithe is located on the Benacre Nature Reserve and is popular all year round with families and dog walkers.

Additional Information:

Local Authority : Eas

Council Tax Band: D

Services: Gas fired central heating and domestic hot water.

Electricity connected. Mains sewer.

Viewings: By Appointment Only

Post Code: NR34 7BT

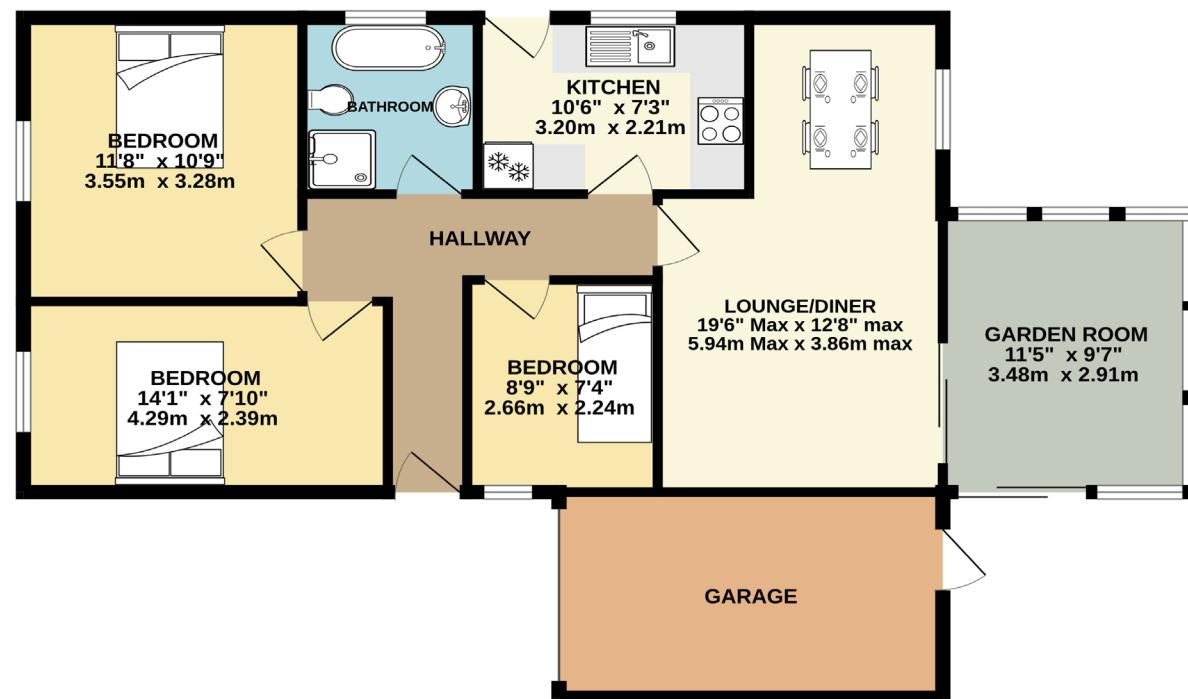
EPC Rating: C

Guide Price : £300,000

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
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every care has been taken to ensure the accuracy of the floor plan contained in these particulars, 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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