



*Holly Close  
Worlingham, Beccles*



*We are pleased to offer for sale this two-bedroom end-terraced property which offers a wonderful opportunity for first-time buyers, downsizers, or investors looking for a well-maintained home in a sought-after residential location. The property benefits from gas central heating, double glazing, and ample off-road parking, sitting room, kitchen, two double first floor bedrooms, bathroom and is being offered to the market with no onward chain.*

### **The Property**

- Two Double Bedrooms
- Sitting / Dining Room
- Fitted Kitchen
- First Floor Bathroom
- Enclosed Rear Garden
- Ample Allocated Parking
- Gas Central Heating
- uPVC Double Glazing
- No Onward Chain



### **The Property**

Upon entering through the entrance porch, you are welcomed into a spacious and inviting lounge/dining area measuring approximately 19' this generous open-plan space is filled with natural light from the large front-facing windows, creating a warm and comfortable atmosphere ideal for both relaxing and entertaining and useful under-stairs cupboard provides extra storage. The lounge area provides ample room for sofas and additional furniture, while the dining area offers a perfect setting for family meals. Leading off the sitting room is a well-appointed kitchen, fitted with a range of wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The kitchen includes space for appliances, a built-in oven with hob and extractor, and a stainless-steel sink overlooking the rear aspect. A rear door provides access to the outdoor space, adding convenience and practicality. From the sitting room the staircase leads to a bright landing area with access to all rooms. There are two well-proportioned double bedrooms, both tastefully decorated and offering comfortable living accommodation.













### **The Property cont'd...../**

The main bedroom to the front of the property features generous proportions, while the second bedroom, located at the rear makes a great room for children and guests, or use as a home office. A family bathroom completes the first floor, fitted with a modern white suite comprising a panelled bath with shower over, low-level WC, and wash hand basin, along with tiled walls and flooring for a clean and contemporary finish. Additional, storage space is provided by an over stairs cupboard, perfect for linen or household essentials.

### **Outside**

Externally, the property enjoys off-road parking for several vehicles, lawned garden and path leads to the front entrance. To the rear is a fully enclosed garden which is mainly laid to lawn with paved patio, retained by a dwarf style brick wall and has ample space for garden furniture and entertaining in the summer months.

### **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.



### Additional Information:

Local Authority : East Suffolk

Council Tax Band: B

Services: Oil fired boiler for hot water and central heating, electricity connected, water supply and sewage.

Viewings: By Appointment Only

Post Code: NR34 7EX

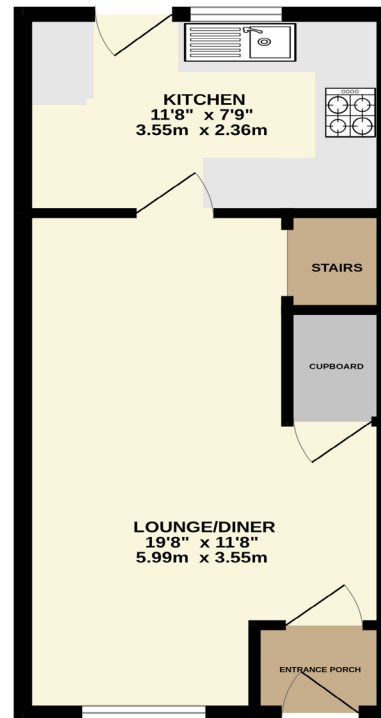
EPC Rating: C

Tenure: Freehold

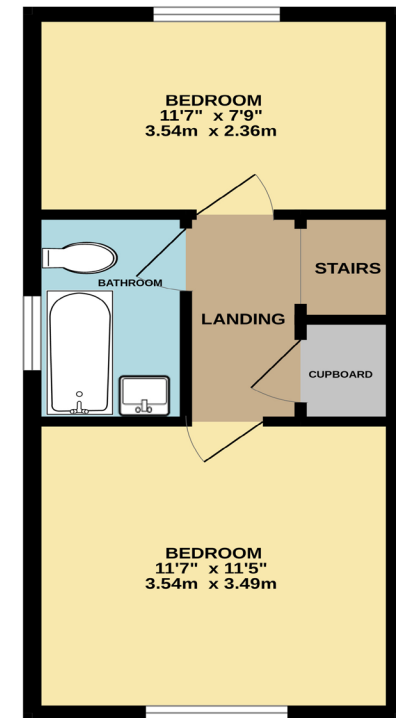
Guide Price : £195,000

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  
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 638 sq.ft. (59.2 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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