



## Worlingham, Suffolk

Guide Price £550,000

- Guide Price £575,000-£600,000
- Downstairs Living with Double Bedroom and Shower Room
- Potential for Multi Generational Living
- Five Bedroom Detached Home
- Family Bathroom & W.C
- EPC - Awaiting
- Living Room & Formal Dining Room
- Highly Sought After Area
- Expansive Wrap Around Gardens

# Rectory Lane, Worlingham

Worlingham is a charming village in Suffolk, offering a peaceful community feel with excellent connections to surrounding attractions. Just a short drive from the beautiful sandy shores of Southwold and Pakefield Beach, it also sits on the doorstep of the vibrant market town of Beccles, known for its independent shops, riverside walks, and bustling weekly market. The nearby A12 provides convenient access for commuters, while the historic city of Norwich is within easy reach, making Worlingham an ideal location for those seeking a balance of countryside tranquillity and accessibility



Council Tax Band: D



## DESCRIPTION

**\*\*GUIDE PRICE £550,000 - £575,000 \*\*** Set along the prestigious Rectory Lane in Worlingham, this distinguished five-bedroom detached residence exudes charm and character, having been thoughtfully and extensively extended over the years to create a home of both elegance and versatility. Inside is a magnificent triple-aspect living room, bathed in natural light and perfect for both relaxation and entertaining, a formal dining room for more refined gatherings, and a well-appointed kitchen positioned to the rear. A practical downstairs W.C. complements the accommodation, while a spacious ground-floor double bedroom with an en-suite shower room offers ideal quarters for guests or multi-generational living. Upstairs, four further bedrooms are served by a beautifully finished family bathroom with a four-piece suite. The property sits proudly on a substantial wrap-around plot, with enchanting, fully enclosed gardens offering complete privacy and adorned with mature planting and vibrant shrubbery. A detached garage provides excellent storage or conversion potential into a stylish home office or garden studio, while the expansive driveway ensures ample parking. This is a truly characterful home in a highly sought-after setting, blending timeless appeal with modern comfort.

## LIVING AREAS

The living and dining spaces in this characterful home are both generous and inviting, designed to complement modern family life while retaining a sense of elegance. The expansive living room enjoys a striking triple-aspect design, allowing natural light to pour in from every angle and creating a bright, uplifting atmosphere throughout the day. This beautifully proportioned space offers versatility for both relaxed everyday living and more formal entertaining. Adjacent, the separate dining room provides an ideal setting for family meals or special occasions, with ample room for a large table and a natural flow that encourages sociable gatherings. Together, these rooms form the heart of the home, warm, welcoming, and perfectly suited for both comfort and style.

## KITCHEN

The kitchen is well-proportioned and highly practical, offering an abundance of storage alongside designated spaces for all essential appliances. Its thoughtful layout ensures ease of use for everyday cooking while providing plenty of scope for reimagining the space to suit personal tastes and requirements. Whether you envision a sleek modern redesign or a more traditional style, this kitchen offers the perfect blank canvas, ready to adapt and transform into a truly bespoke culinary hub at the heart of the home.

## DOWNSTAIRS LIVING

The ground-floor living bedroom offers a superb blend of comfort and practicality, having been previously adapted to accommodate wheelchair use. This spacious double room provides an ideal solution for guests, extended family, or multi-generational living, ensuring accessibility without compromising on style. The adjoining en-suite shower room is well-appointed and designed with ease of use in mind, featuring a convenient layout that complements the room's functionality. Together, they create a private, self-contained space that enhances the home's versatility and appeal.

## BEDROOMS

Upstairs, the property boasts four well-presented bedrooms, comprising three generously sized doubles and one smaller double, all fitted with soft carpeting for comfort and warmth. Large windows fill each room with natural light, creating bright and welcoming spaces throughout. The bedrooms to the rear enjoy wonderful views over the beautifully maintained gardens, offering a peaceful outlook that enhances their charm. Spacious and versatile, these rooms are ideal for family living, guest accommodation, or creating a home office if desired.

## BATHROOM & W.C

The property benefits from well-appointed bathroom facilities, including a convenient downstairs W.C. and a spacious family bathroom on the first floor. The family bathroom features a stylish four-piece suite, offering both a bathtub for relaxing soaks and a separate shower for added practicality, along with a wash basin and W.C. Designed with comfort and functionality in mind, these spaces cater perfectly to the demands of a busy household, ensuring both convenience and a touch of modern comfort.

## OUTSIDE & GARAGE

Occupying a substantial plot, the property enjoys beautifully maintained wrap-around gardens that are fully enclosed, wonderfully private, and not overlooked. Mature plants, vibrant shrubbery, and well-tended borders create an idyllic setting, perfect for both relaxation and outdoor entertaining. The detached garage offers excellent storage and holds fantastic potential for conversion into a home office, garden studio, or additional outbuilding, subject to the necessary consents. A generous driveway provides ample parking for multiple vehicles, making the exterior of this home as practical as it is picturesque.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band D

## SERVICES

Mains electricity, water, gas and sewerage

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

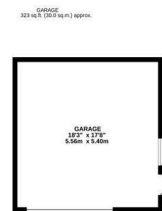
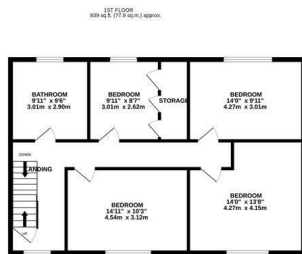
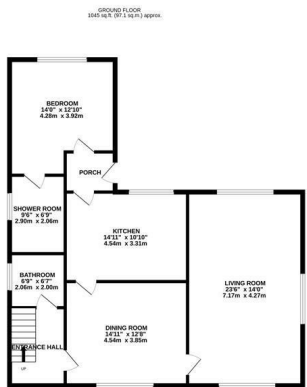
Tel: 01502 442889 REF: 20960/JD

## FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise. No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



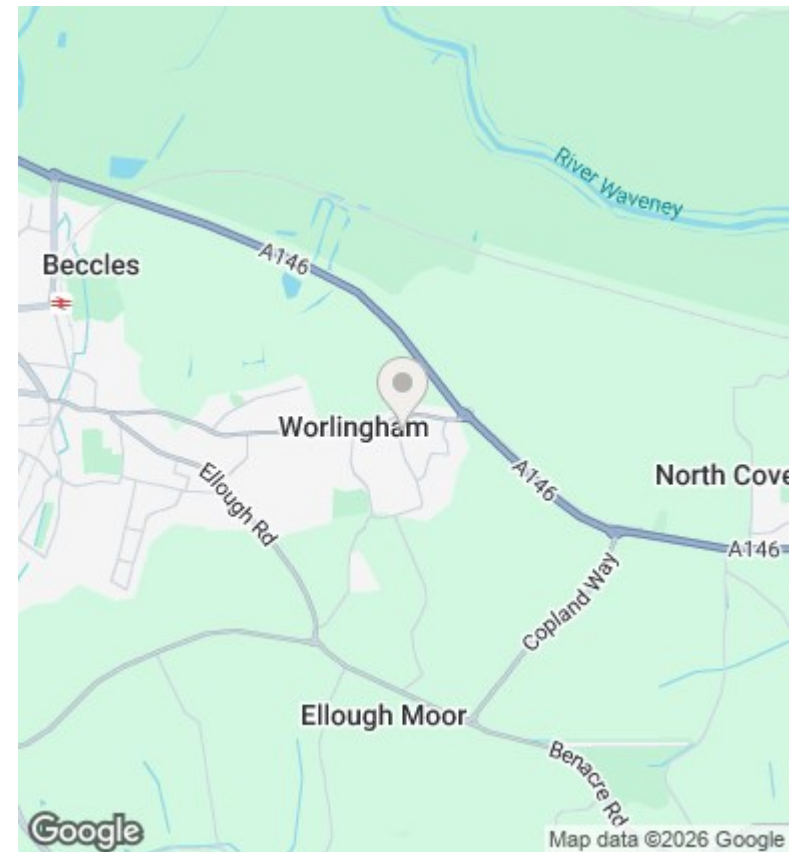




TOTAL FLOOR AREA : 2489 sq.ft. (231.3 sq.m.) approx.

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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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)