



1 PADDOCKS GREEN
WORLINGHAM, BECCLES NR34 7RW



A generously proportioned three-bedroom home occupying a pleasant position in Paddocks Green, offering spacious and versatile accommodation arranged over two floors, together with a garage, driveway and gardens.

The ground floor begins with an entrance lobby, leading to a cloakroom/WC and through to the impressive L-shaped dining room, where stairs rise to the first floor. A separate study provides an ideal space for home working or could be adapted to suit a variety of needs.

The generous double-aspect sitting room is a particularly appealing reception space, enjoying excellent natural light and featuring two sets of sliding doors. One set opens into the conservatory, which enjoys views across the side garden and provides a useful additional area for relaxing.

The double-aspect kitchen is fitted with a range of IKEA units and opens to a breakfast room, which in turn provides access to a useful utility room.

Upstairs, there are three well-proportioned bedrooms, all benefiting from built-in storage, together with a shower room. The principal bedroom is particularly light and spacious, enjoying a double aspect.

Outside, the property benefits from gardens to the side and rear. The split-level paved rear garden

provides a low-maintenance outdoor space, with a pedestrian right of way leading through to Pine Tree Close. To the front, a driveway provides off-road parking and leads to the garage.

With its generous room sizes, versatile accommodation and scope for modernisation, this is a home offering considerable potential for buyers looking to create a property tailored to their own tastes, while retaining the spacious proportions and character of its original design

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – D



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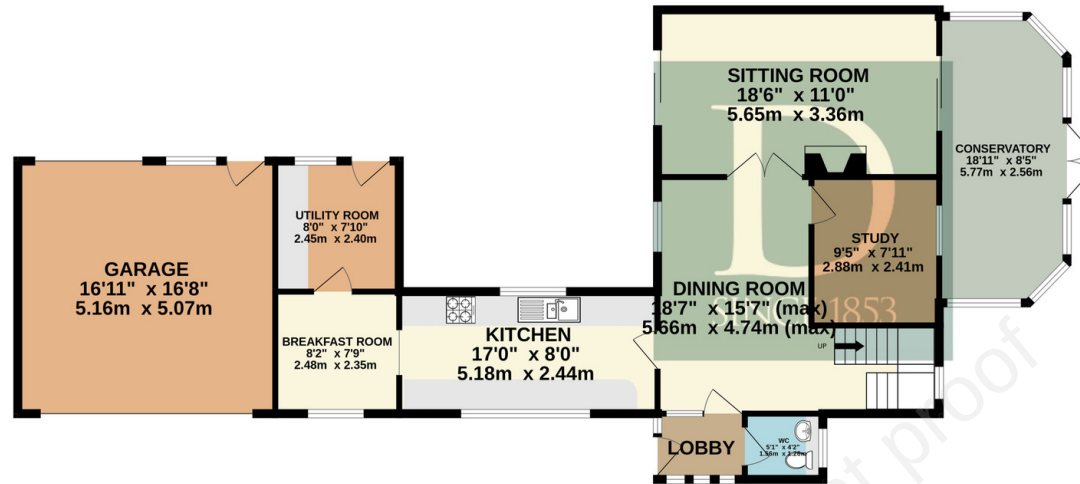




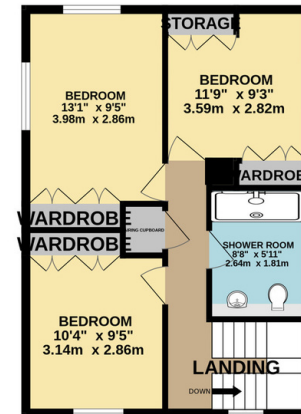
CORNER PLOT!

FLOOR PLAN

GROUND FLOOR
1240 sq.ft. (115.2 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1730 sq.ft. (160.7 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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