



Copplestone Close, Worlingham - NR34 7SF



## Copplestone Close

Worlingham, Beccles

NO CHAIN! This modern THREE BEDROOM SEMI-DETACHED HOUSE presents an excellent opportunity for buyers seeking a 'move-in-ready' home offered with no onward chain within a POPULAR VILLAGE LOCATION on the edge of BECCLES. The property welcomes you with a hallway and W/C leading to a spacious sitting room to the front, providing a comfortable and inviting space to relax or entertain guests. To the rear, a NEWLY FITTED KITCHEN and dining area forms the heart of the home, featuring contemporary units and opening directly onto the garden for seamless indoor-outdoor living. Upstairs, THREE AMPLE BEDROOMS each benefitting from FITTED STORAGE, ensuring practical and flexible accommodation for families or professionals. The principal bedroom enjoys the added convenience of an EN-SUITE SHOWER ROOM while a well-appointed family bathroom and a separate ground floor W/C cater to the needs of a busy household. The property is presented in good decorative order throughout, with neutral tones creating a bright and welcoming atmosphere.



Externally there is a SUNNY SOUTHERLY REAR GARDEN with more space than you might expect as well as DRIVEWAY PARKING to the front and an ATTACHED SINGLE GARAGE. The house would make an ideal FIRST TIME PURCHASE or buy to let.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Modern Semi-Detached House
- Sitting Room To Front
- Newly Fitted Kitchen/Dining Room Opening Onto The Garden
- Three Ample Bedrooms With Fitted Storage
- Family Bathroom, En-Suite & W/C
- Private Enclosed Rear Garden
- Driveway Parking & Single Garage

Worlingham is located on the outskirts of Beccles, a short walk or drive, and offers local amenities including excellent primary schooling, post office, newsagents, pharmacy and hairdresser. The busy market town of Beccles offers many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, where there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by.



## SETTING THE SCENE

Approached via the quiet cul-de-sac there is a hard standing driveway parking to the front leading to the attached single garage. There is also a lawned frontage and pathway to the main entrance door to the front which is partially covered. The frontage offers further potential to create more parking if required.

## THE GRAND TOUR

Entering the door to the front there is a small entrance porch with stairs ahead to the first floor landing. The useful w/c is found to the right with a door into the sitting room to the left. The sitting room is a bright and neutral space with wood effect flooring and double doors into the kitchen/dining room beyond. The kitchen has been re-fitted in recent years providing a modern space with a range of wall and base level units with rolled edge worktops over. There is an integrated electric oven with hob and extractor fan over as well as space for all further white goods under counter. There is space for a dining table as well as understairs storage cupboard and double doors into the rear garden.

Heading up to the first floor landing there is a fitted storage cupboard as well as access to the three bedrooms and family bathroom. The main bedroom is found to the front of the house with two lots of fitted storage as well as the en-suite shower room with a w/c, hand wash basin and separate shower. To the rear there are two further bedrooms overlooking the garden both with fitted storage cupboards. The family bathroom offers a bath with shower over, w/c and hand wash basin.

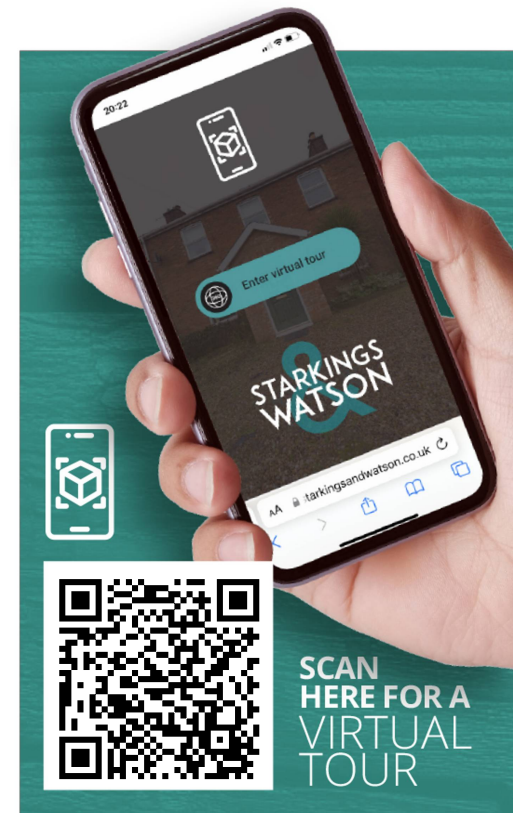
## FIND US

Postcode : NR34 7SF

What3Words : [///calibrate.urban.journals](https://www.what3words.com/locate/:///calibrate.urban.journals)

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



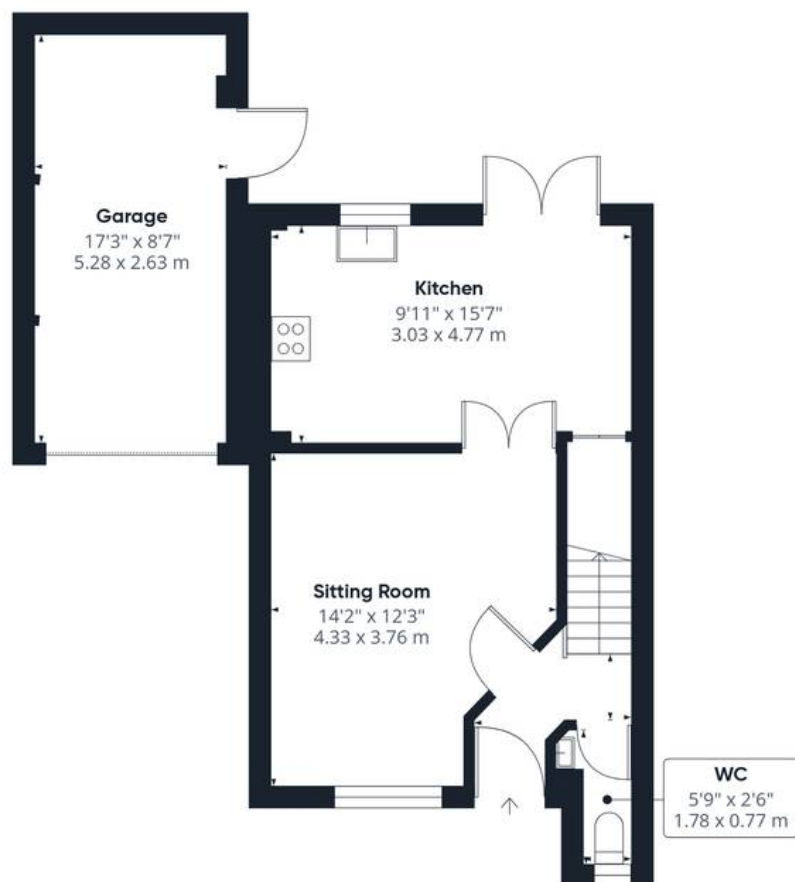




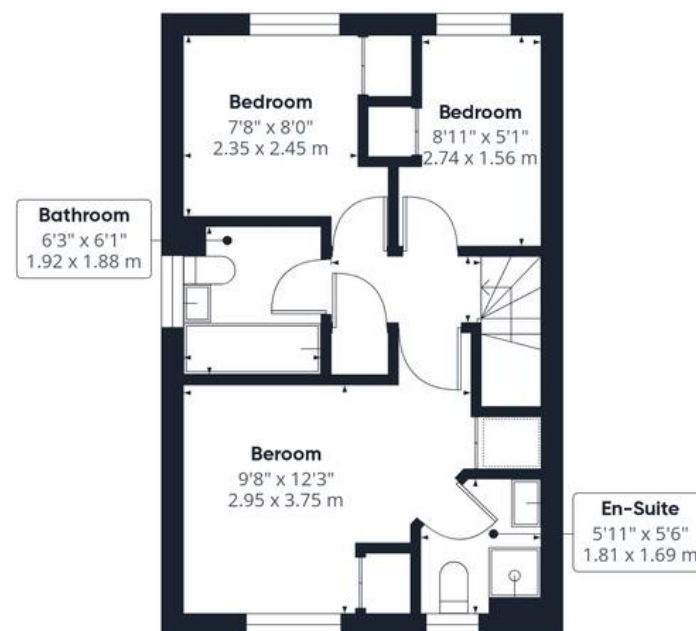
## THE GREAT OUTDOORS

The private and enclosed rear garden offers a blank canvas for buyers to make their own with an area of lawn as well as paved patio area also. The garden is mostly south facing allowing plenty of sunlight. The garden is enclosed with timber fencing and also offers a door into the garage.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

860 ft<sup>2</sup>

79.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 recheck the measurements.