



*Paddocks Green  
Worlingham  
Suffolk*

*A well-presented detached family home situated in the highly sought-after village location of Worlingham, conveniently positioned within easy reach of the local primary school, shopping parade, and regular public transport links. This attractive property offers spacious and well-planned living accommodation, making it an ideal purchase for families or those seeking a comfortable home in a popular residential area.*

#### *Property Features*

- Detached Family Home
- Porch Entrance
- Lounge Diner
- Fitted Kitchen
- Utility room
- Three Double Bedrooms
- Family Bathroom
- Off Road Parking
- Double Garage
- Enclosed Rear Garden
- No Onward Chain



#### **The Property**

The property benefits from gas-fired central heating and uPVC sealed unit double glazing throughout, ensuring comfort and efficiency all year round. Internally, the accommodation is thoughtfully arranged and comprises an entrance porch, entrance hall, spacious lounge/dining room, fitted kitchen, utility room, three generous double bedrooms and a family bathroom. Externally, the property enjoys off-road parking, a double garage and a good-sized enclosed rear garden. The property is offered to the market with the added benefit of no onward chain, allowing for a smoother and potentially quicker purchase. Upon entering the property through the front door, you are welcomed into a practical entrance porch which provides useful storage via a double storage cupboard, ideal for coats, shoes and everyday household items. A door leads through into the main entrance hall, which provides access to the ground floor accommodation and features an open-tread staircase rising to the first floor, creating a bright and airy first impression. Located to the left-hand side of the property is the spacious sitting/dining room. This generously proportioned room is flooded with natural light thanks to three well-positioned windows, creating a bright and inviting space ideal for both everyday living and entertaining guests. The room offers ample space for comfortable lounge furniture as well as a family-sized dining table and chairs. A convenient serving hatch connects the dining area to the kitchen.







The kitchen is accessed from the entrance hall and is fitted with a range of worktops with cupboards and storage units above and below, providing plenty of preparation and storage space. The kitchen also features a fitted four-ring electric hob with oven and grill beneath, along with space for a freestanding fridge freezer. The layout offers a functional cooking area with scope for future updating or personalisation if desired. A separate utility room is located just off the hallway, providing additional practical space for laundry and household tasks. This room features a work surface with recesses beneath suitable for a washing machine and tumble dryer, helping to keep the main kitchen area uncluttered. Stairs from the entrance hall rise to the first-floor landing where there are three well-proportioned double bedrooms, offering comfortable accommodation for family members or guests. Each bedroom provides space for wardrobes and bedroom furniture. The family bathroom is also located on this floor and is fitted with a suite including a bath with shower over, wash hand basin and WC.

### **External**

Externally, the property occupies a pleasant corner plot with lawned garden areas to the front and side, adding to the home's attractive street presence. There is off-road parking available along with a double garage, providing excellent storage space or secure parking for vehicles.

To the rear of the property is a good-sized, fully enclosed garden which offers a safe and private outdoor space for children and pets. The garden is mainly laid to lawn, providing a blank canvas for landscaping, gardening enthusiasts or outdoor entertaining areas.

## Additional Information:

**Local Authority :** East Suffolk`

**Council Tax Band:** D

**Services:** Electricity connected,  
mains sewer and mains water supply.  
**Main gas connected.**

**Viewings:** By Appointment Only

**Post Code:** NR34 7RW

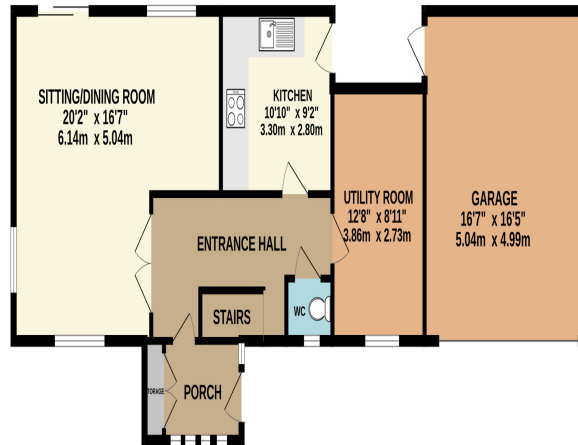
**EPC Rating:** D

**Guide Price :** £340,000

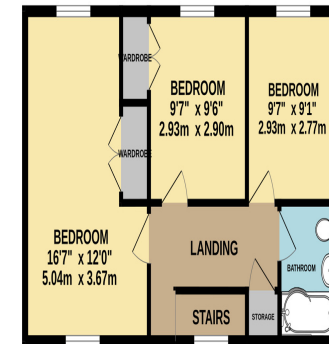
**Tenure:** Freehold

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GROUND FLOOR  
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1451 sq.ft. (134.8 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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01502 716 300  
templewicks.co.uk

