



*Bluebell Way,
Worlingham, Suffolk*

This well-proportioned, detached family home sits on a generous corner plot in Worlingham, a popular residential area on the outskirts of Beccles. The ground floor features an entrance hall, a cloakroom, a spacious sitting room, a separate dining room, a practical kitchen, and a dedicated utility room. Upstairs, the first floor includes a family bathroom and four well-sized bedrooms, with the main bedroom benefiting from its own private en-suite. Outside the property to the side provides a driveway for off-road parking for two cars and accessed from the rear of the property there is also a single garage with an extra parking space.

Property Features:

- Detached Family Home
- Four Bedrooms (One With Ensuite)
- Lounge
- Separate Dining Room
- Kitchen / Separate Utility
- Upstairs Family Bathroom
- Downstairs Cloak Room
- Front & Rear Enclosed Garden
- Detached Garage
- Off Road Parking
- End Of Chain



The Property:

As you enter the front door via the entrance hall, this being a welcoming space that connects all ground floor areas. You are greeted via the uPVC part glazed door, there is laminate flooring along with the carpeted stairs leading to the first floor. The hallway gives access to the dining room, lounge and the convenient downstairs cloakroom with WC and hand basin. The carpeted lounge has a large uPVC window that floods light into the room with uPVC double doors leading to the garden; a comfortable space for family relaxation. The second reception room, currently used as a dining room has a uPVC window to the front with laminate flooring and potentially, this room could be used as study / office. The modern fitted kitchen has high gloss doors, integrated modern appliances and breakfast bar. There is plenty of space for food preparation and this is a social able area for entertaining guests. Connected is a separate laundry area which offer additional storage and space and plumbing for a washing machine. On the first floor, at the top of the stairs we reach the landing that gives access to all four bedrooms and the family bathroom. The master bedroom, situated to the right of the house has a spacious area for a double bed, uPVC double glazed window, carpet and radiator with ensuite and airing cupboard. There is space available for other bedroom furnishings and a private ensuite bathroom is attached with enclosed corner shower, hand basin, WC and ladder style towel radiator. The remaining three bedrooms are all carpeted with double glazed windows, radiator with the front right bedroom with fitted wardrobe.









The Property (cont'd)....

The family bathroom services all bedrooms on the first floor with white three piece suite, W.C, pedestal wash basin, and shower over bath.

External

Situated on a corner position, the property has a lawn frontage with a range of mature trees and shrubs, to the left of this is the private driveway with parking for two vehicles.

To the rear of the property is an enclosed private garden, and access to the garage and parking for one vehicle.

Location

Worlingham is a village located just under a mile and half of the market town of Beccles There is a regular bus service to Lowestoft, Great Yarmouth and Norwich, with Beccles Town having its own Train Station with links to Ipswich (to London Liverpool Street). The bustling Market Town of Beccles, also known as the 'Gateway to the Broads' benefits from having its own Train Station (East Suffolk Line) with links to Ipswich and onto London Liverpool Street, and more local locations such as Brampton and Oulton Broad. Beccles has a bus station located centrally with regular services to the City of Norwich, the seaside towns of Great Yarmouth and Gorleston, as well as Lowestoft, Pakefield and many other villages in between. The bus station is conveniently situated immediately opposite the property. Beccles also has easy access to local independent shops, restaurants and public houses.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: D

Services: Electric heating and hot water, mains water and mains sewer.

Viewings: By Appointment Only

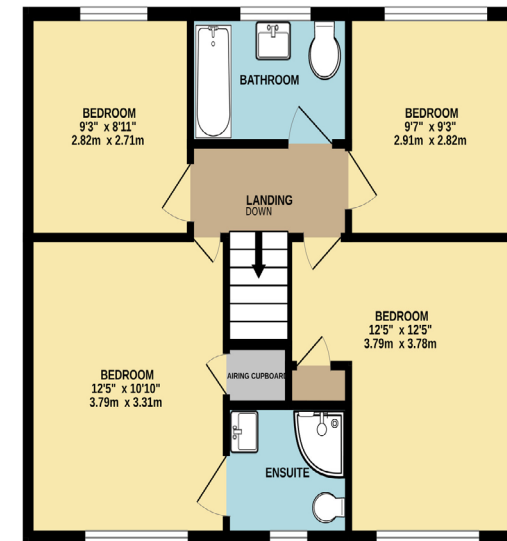
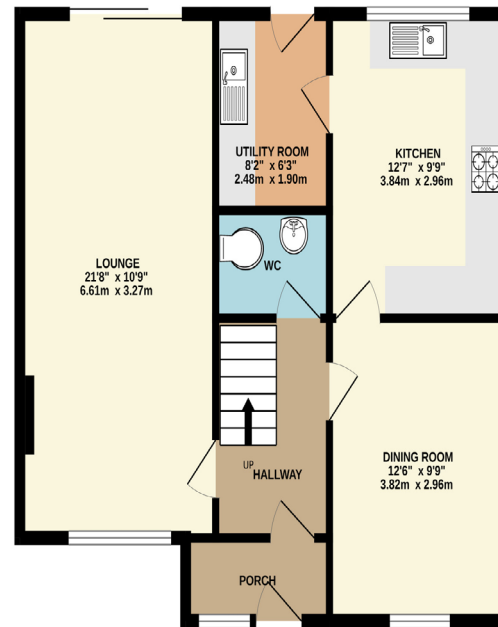
Post Code: NR34 7BT

EPC Rating: TBC - Ordered

Guide Price : £325,000

Tenure: Freehold

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.



TOTAL FLOOR AREA : 1216 sq.ft. (112.9 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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