Flick & Son
Coast and Country

Worlingham, Suffolk

Guide Price £260,000

- Three Bedroom Detached Bungalow
- Option to Modernise and Update Throughout
- NO ONWARD CHAIN
- £260,000-£270,000 Guide Price
- Sought After Location close to Market Town
- Occupying a Comfortable Plot Front to Back
- Driveway and Garage Offering Ample Parking
- Living Room & Kitchen/Breakfast Space

23A New Market, Beccles, Suffolk, NR34 9HD
01502 442889
www.flickandson.co.uk

Newland Avenue, Worlingham

Situated in the sought-after village of Worlingham, Newland Avenue enjoys a convenient and well-established residential setting. The village offers a range of everyday amenities, including local shops, schools, a doctor's surgery and leisure facilities, while the nearby market town of Beccles provides an excellent selection of independent boutiques, supermarkets, cafés, restaurants and regular markets. The area is well connected, with rail services from Beccles offering links to Norwich and Ipswich, and the stunning Norfolk and Suffolk Broads, along with the Suffolk Heritage Coast, are both within easy reach, making this an ideal location for those seeking a balance of village living and accessibility.

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Council Tax Band: C

DESCRIPTION

Situated on a comfortable plot with generous front and rear gardens, this three-bedroom detached bungalow offers excellent potential for those looking to modernise and create a wonderful home. The property benefits from a driveway providing ample off-road parking, a garage, and is offered to the market with no onward chain. The bungalow enjoys the convenience of two separate entrance points, with access available via both the kitchen and the central hallway. The kitchen provides space for a small dining table or breakfast bar, making it ideal for everyday dining, while the comfortable front-facing living room offers a bright and welcoming space to relax. All three bedrooms are accessed from the hallway, with the two rear bedrooms enjoying large windows that overlook the attractive rear garden, allowing plenty of natural light and pleasant garden views. The family bathroom is fitted with a three-piece suite. Outside, the rear garden can be accessed from both sides of the property and offers a delightful mix of patio and lawn, complemented by established shrubs and planting, creating a private outdoor space with plenty of potential for further landscaping or entertaining. Requiring modernisation throughout, this detached bungalow presents an excellent opportunity for buyers looking to put their own stamp on a property in a desirable setting.

LIVING AREA

The comfortable front-facing living room is a well-proportioned reception space, offering plenty of room for a range of lounge furniture. A large window to the front elevation allows natural light to flood the room, creating a bright and welcoming atmosphere. With ample space for both relaxing and entertaining, it provides an excellent central living area and offers plenty of scope for buyers to update and personalise to their own taste.

KITCHEN

The kitchen is fitted with a range of wall and base units and offers space for a small dining table or breakfast bar, making it a practical area for everyday meals. With direct access from outside, it provides a convenient secondary entrance to the property. Offering good potential for modernisation, the kitchen presents an excellent opportunity for buyers to redesign and create a space tailored to their own requirements.

BEDROOMS

The property offers three well-proportioned bedrooms, all accessed from the central hallway. The two rear bedrooms enjoy large windows overlooking the garden, creating bright and pleasant spaces with attractive views of the outdoor surroundings. The third bedroom provides flexible accommodation, ideal as a guest room, home office or additional bedroom, depending on the needs of the new owner.

BATHROOM

The bathroom is fitted with a three-piece suite and is conveniently located off the hallway, providing easy access from all three bedrooms. Offering excellent potential for refurbishment, the room could be reconfigured to accommodate a four-piece suite, subject to the buyer's requirements, creating a spacious and modern family bathroom.

OUTGOINGS

Council Tax Band C

OUTSIDE & GARAGE

Occupying a comfortable plot, the property benefits from a driveway providing ample off-road parking and leading to the garage. The rear garden can be accessed from both sides of the bungalow and offers a pleasant outdoor space, featuring a combination of patio and lawn, complemented by established shrubs and planting. With plenty of space to enjoy or further enhance, the garden provides an attractive setting for relaxing or entertaining outdoors.

FIXTURES & 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.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.
Email: beccles@flickandson.co.uk
Tel: 01502 442889

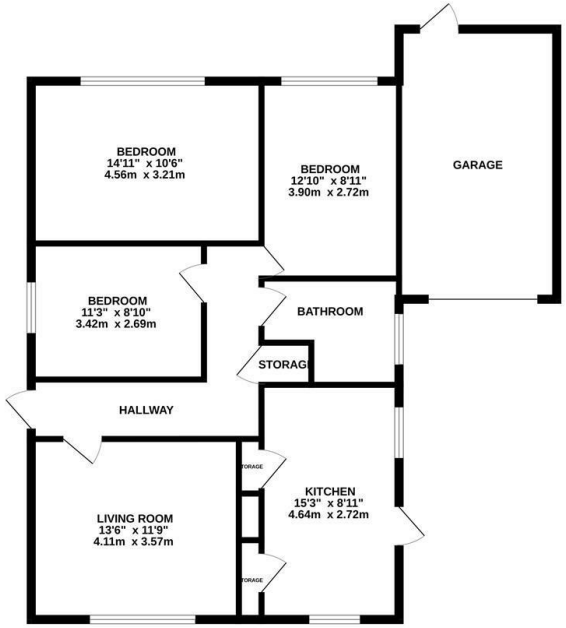
TENURE

Freehold

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant

GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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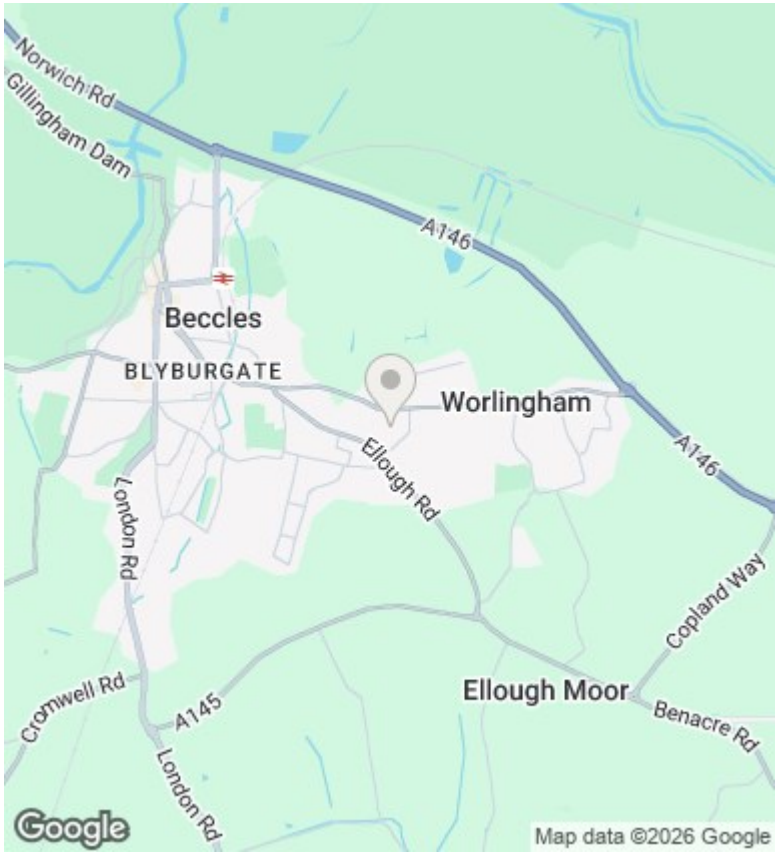
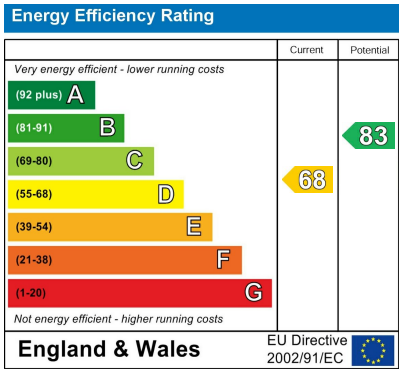


Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com