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*Hillside Avenue,
Worlingham, Suffolk*

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**MUSKER
McINTYRE**
ESTATE AGENTS

A well presented semi-detached bungalow conveniently located within the village of Worlingham, just moments away from amenities and regular bus connections. This property offers three bedrooms, a kitchen/diner, pleasant garden space, and garage with driveway parking, all with the benefit of being sold as chain free.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen/Diner
- Two Double Bedrooms
- Third Single Bedroom
- Shower Room
- Garage & Ample Driveway Parking



Property

Stepping through the front door you are greeted by a light T-shaped hallway that connects all the rooms of the property. To your immediate right a door opens into the generous kitchen/diner that looks out to the front aspect. Equipped with a modern range of wall and floor mounted storage units plus plenty of worktop space, you will also find an integrated slimline dishwasher and an oven with separate hob and stainless steel extractor over. Space for a tall fridge-freezer is also present, along with space under the counter for a washing machine. Moving further down the hallway, French doors open into the sitting room where a fireplace with electric fire provides a pleasant focal point. As the hallway splits you will find two double bedrooms at either end and a single bedroom sitting between them, also giving access to the back garden via a patio door. Completing the accommodation is a shower room fitted with a modern suite consisting of a shower cubicle, heated towel rail and a toilet and sink integrated within a white storage unit. The property has been well kept and is fitted with modern double glazed windows and doors throughout. The boiler was replaced a few years ago and the property also benefits from a water softener.



Outside

The gently sloping front garden is mostly laid to lawn with a bordered plant bed in front of the property and path up to the front door. The driveway levels out before culminating at the garage, providing parking for multiple vehicles. The garage is equipped with an electric roller door to the front and lights/power points within. A window provides ample light during daytime hours and a rear passenger door opens into the back garden. To the back of the bungalow sits a crescent shaped paved patio, perfect for catching the sun from the South-Easterly facing garden. The remainder of the garden is laid to lawn with two small inset trees and bordered by well established bedding stocked with hedges and shrubs. The boundaries are marked with high timber fencing with concrete posts.

Location

The property is set in a convenient location within the village of Worlingham, which offers a regular bus service along with a primary school, post office/general store, pharmacy, hairdresser and fish & chip shop. A full range of amenities can be found in Beccles, which is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas central heating. All mains connected.
Energy Rating: TBA

Local Authority:

East Suffolk Council
Tax Band: B
Postcode: NR34 7AH

Tenure

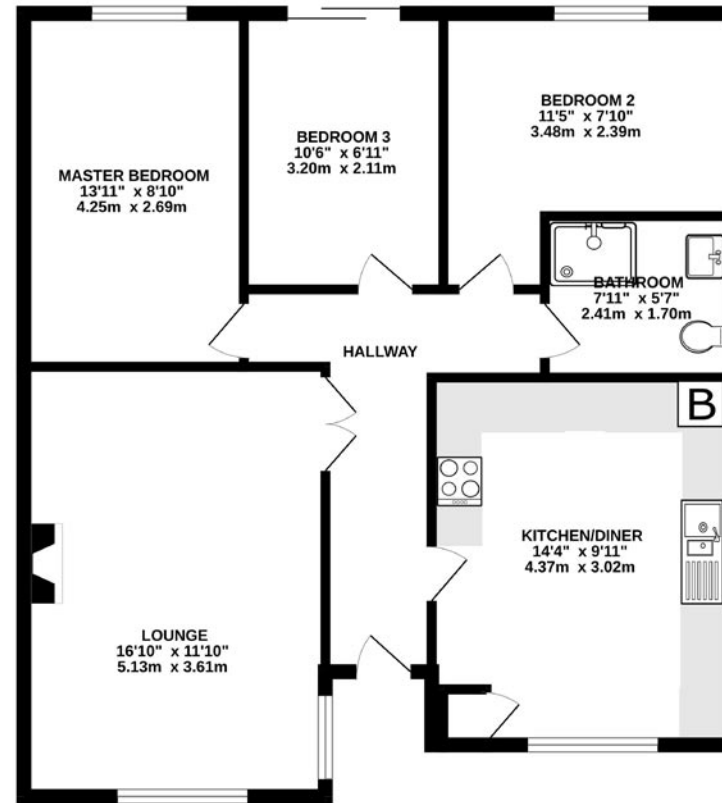
Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £300,000

GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



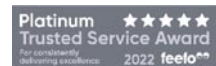
TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

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

To arrange a viewing, please call 01502 710180

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