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**Gorleston 01493 658854**

**£340,000**



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## **20 Highland Drive, Worlingham Beccles, NR34 7AP**

- VILLAGE LOCATION
- DETACHED BUNGALOW
- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- CORNER PLOT
- OVER 1,000 SQ FT of LIVING
- DRIVEWAY & GARAGE
- PRIVATE GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZED THROUGHOUT

**BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED**

**Entrance Porch** 2.20m x 1.23m (7.22ft x 4.04ft)

Enter through the glazed front door into your Porch. uPVC sealed unit double glazing allows plenty of daylight in, simply kick off your shoes, hang up your coat and relax in your new home.

**Hallway**

A fully glazed double door allows even more natural daylight into your Hall which also features a fitted carpet, radiator and doors lead off to all your Bedrooms, Shower Room and ...

**Lounge Dining Room** 8.00m x 3.61m (26.25ft x 11.84ft) narrowing to 2.70m

Wow, what a lovely light and bright living space this is. There are two uPVC sealed unit double glazed windows to which overlook your front Garden and on the Lounge side, a fireplace and radiator feature. At the opposite end ample space is provided for a family dining suite and another radiator is also featured. There's a fitted carpet and an opening leading through to your Kitchen.

**Kitchen** 3.46m x 2.58m (11.35ft x 8.46ft)

Your compact Kitchen has been cleverly designed to optimise storage. A range of wall and base units have been fitted to all four walls complete with 'Ivory' coloured 'cathedral' style doors and drawers with a roll edge counter top over. Integrated appliances include an eye level oven and grill, gas hob with extractor hood over and ample space is provided for your dishwasher or automatic washing machine and tall fridge freezer. There's a tiled floor underfoot and a stainless steel sink and drainer is located under you uPVC sealed unit double glazed window while your back door leads you out to your side path.

**Master Bedroom** 4.23m x 3.66m (13.88ft x 12.01ft)

Now to the rear of the Bungalow and your Master Bedroom features a uPVC sealed unit double glazed window, fitted carpet and radiator.

**Bedroom 2** 3.62m x 3.23m (11.88ft x 10.60ft)

A uPVC sealed unit double glazed window overlooks your side Garden, there's a fitted carpet and radiator.

**Bedroom 3** 2.75m x 2.60m (9.02ft x 8.53ft)

The smallest of the three is still a good size and also features a uPVC sealed unit double glazed window overlooks your side Garden, there's a fitted carpet and radiator

**Shower Room** 3.36m x 1.50m (11.02ft x 4.92ft)

A suite comprising of a shower cubicle, low level WC and vanity wash hand basin feature in the Shower Room. This room could be converted back to a bathroom with a little thought however space has been made available for an automatic washing machine and tumble dryer. There's also a wood floor underfoot, radiator and opaque uPVC sealed unit double glazed window.

**OUTSIDE****Garage** 5.50m x 2.71m (18.04ft x 8.89ft)

Your Garage is attached to the rear of the Bungalow and features an electric remote roller door for your vehicle and a personal door from your Garden. There's light and power and another exciting feature is the sliding patio doors enabling many uses for this property. If you have no use for a Garage, convert to a Summer House?

**Front & Side Gardens** As you are located on a corner, your Garden sweeps round the front all the way round the side to the rear of the property. There's a wall and mature trees, shrubs and plants allowing for privacy and the Gardens are mainly laid to lawn. A concrete path leads you to your back door and extends all the way to your rear Garden.

On the opposite side your Driveway leads down to your Garage and there's yet another Garden, perfect to grow your own veggies.

**Rear Garden**

In contrast to the other Gardens which are packed with greenery, your rear Garden is mainly laid to maintenance free patio slabs and is a very private sun-trap.

**Council Tax** Band C**SUMMARY**

This chain free bungalow is ready to become your new home. To view call the numbers on page one of this brochure





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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## SPACIOUS THREE BED BUNGALOW | SOUGHT AFTER LOCATION | POTENTIAL TO IMPROVE

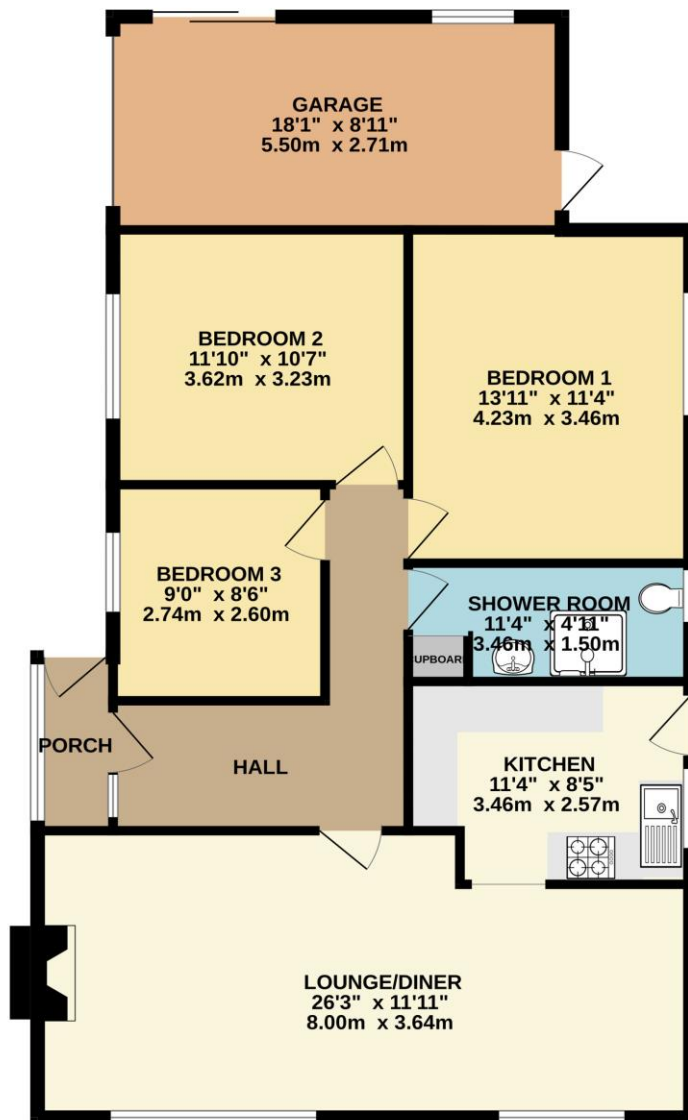
If you are looking for a one storey home set in wonderful gardens in the village or Worlingham on the outskirts of Beccles, then look no further. We are delighted to offer for sale this lovely bungalow with accommodation comprising of a huge 26ft Lounge Diner, fitted Kitchen, three double Bedrooms and Shower Room. The property comes complete with all the creature comforts of gas central heating and uPVC double glazed windows. As the Bungalow is located on a corner plot, you will benefit from Gardens to front, side and rear.

There's an attached Garage with remote controlled door and parking on the Driveway.

### LOCATION AND AMENITIES

The property located in the Village of Worlingham and is within a short distance to the local shops, less than a mile to the centre of this beautiful market town. Beccles has an array of local shops, restaurants, pubs, as well as the larger superstores. There is a convenient bus and train station for good transport links to both Norwich and Ipswich. The town itself is situated on the beautiful River Waveney and Southwold is only a 15 minute drive away for beautiful coastal walks

**Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**



20 HIGHLAND DRIVE, BECCLES

TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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