

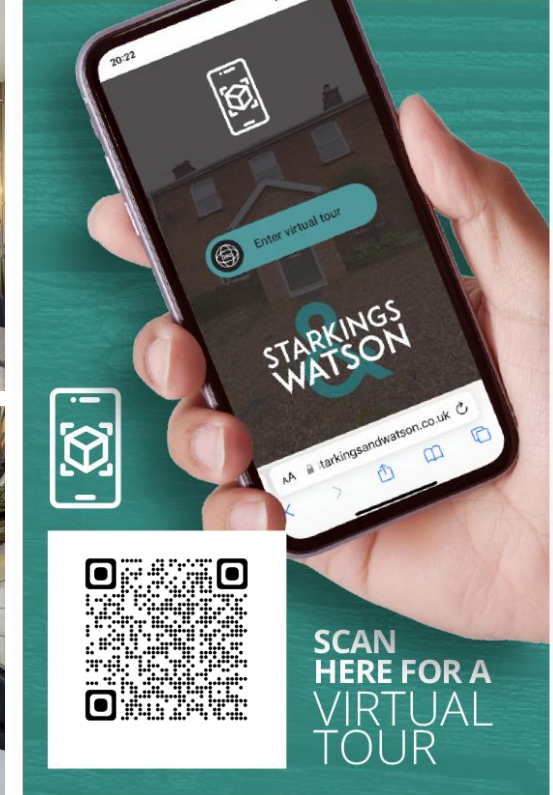
SHERIDAN WALK

Worlingham, Beccles NR34 7AS

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01986 490590

FOR SALE  
PROPERTY



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- Mid-Terrace Home
- Quiet Cul-De-Sac Location
- Renovated Internally & Well Presented
- Newly Fitted Kitchen
- Large Sitting Room & Dining Conservatory
- Two Ample Bedrooms & Family Bathroom
- Landscaped Private Garden, Parking & Garage
- Newly Fitted Gas Central Heating

### IN SUMMARY

MOTIVATED VENDORS. This BEAUTIFULLY PRESENTED MID-TERRACE home has been upgraded considerably in recent years with the addition of a NEW KITCHEN, NEW GAS FIRED CENTRAL HEATING SYSTEM and a PRIVATE LANDSCAPED REAR GARDEN. The property is located within a PRIVATE POSITION towards the end of a QUIET CUL-DE-SAC and offers a GARAGE and OFF ROAD PARKING. Internally, you will find a generous well-presented sitting room leading to the NEWLY FITTED KITCHEN beyond and the addition of a garden room currently used as the dining room. On the first floor there are TWO DOUBLE BEDROOMS and a FAMILY BATHROOM. The property would make an ideal FIRST TIME PURCHASE and is certainly ready to be moved straight into!.

### SETTING THE SCENE

The property is approached at the very end of the cul-de-sac with an en-bloc garaging area with off road parking in front of the corresponding garages. There is then a lawned front garden with mature shrubs and planting and pathway leading to the main

entrance door to the front.

### THE GRAND TOUR

Entering via the main covered entrance door into the sitting room, this generous room provides access to the first floor and kitchen beyond. The sitting room is a well presented and bright space with ample space for all soft furnishings. The kitchen beyond has been recently re-fitted and offers plenty of cupboard space with rolled edge work-surfaces, space for fridge/freezer and washing machine as well as an integrated electric oven, hob and extractor fan. The kitchen leads into the garden room currently used as a dining room with doors leading out onto the rear garden. Leading up to the first floor landing, there is a built-in storage cupboard and loft hatch access. The family bathroom has a bath with shower over and the second bedroom is a good size overlooking the rear garden which can easily be used as the home office if needed. The main bedroom is found to the front with plenty of space for wardrobes. The property is finished with uPVC double glazing and gas fired central heating.

### THE GREAT OUTDOORS

The private and enclosed rear garden has been recently landscaped with a generous paved patio ideal for outside dining and entertaining as well as lawn beyond. The garden is enclosed with timber fencing and also provides a gate to the rear with pathway leading to the side of the row of houses to the front. To the front there is a small lawned front garden as well as the parking area and garage with up and over door.



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#### OUT & ABOUT

Worlingham is located on the outskirts of Beccles, a short walk or drive, and offers local amenities including excellent primary schooling, post office, newsagents, pharmacy and hairdresser. The busy market town of Beccles offers many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, where there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by.

#### FIND US

Postcode : NR34 7AS

What3Words : ///marker.bridges.archduke

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

Buyers are advised the property owns the end garage within the en-bloc row to the front, with parking in front of the corresponding garage.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 recheck the measurements.

Price:



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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

☒ Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

**Approximate total area<sup>(1)</sup>**  
 644.49 ft<sup>2</sup>  
 59.88 m<sup>2</sup>

**Reduced bedroom**  
 13.92 ft<sup>2</sup>  
 1.29 m<sup>2</sup>

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