



*Bluebell Way,  
Worlingham, Beccles*



Superbly situated on this popular yet quite residential street is this attractive semi-detached home. The property boasts ample off road parking and a generous garden to the rear whilst inside we find an open plan sitting/dining room, generous kitchen, two double bedrooms and modern bathroom. The property benefits from recent updating of the boiler and electrical system. Viewing essential.

**Accommodation comprises briefly:**

- Entrance Porch
- Sitting/Dining Room
- Kitchen
- Master Bedroom with Ensuite
- Second Double Bedrooms
- Family Bathroom
- Off Road Parking
- Generous Garden



**Property**

Stepping through the front door of this attractive property we are first welcomed by the entrance porch before stepping into the sitting/dining room. This superb room sets the property apart and greets us with the feeling of space and light found throughout. Approaching 20.ft the room is designed around modern living and entertaining and offers ample space for both sitting and dining furniture. Stairs rise to the first floor where we find a storage cupboard below and a feature gas fire offers a cosy focal point. At the rear we find the kitchen enjoying a view of the rear garden, fitted units fill the room providing excellent storage and working space above. The sink is set below a window looking onto the garden and space is made for appliances. The recently fitted boiler and electric board are wall mounted here. Stepping onto the first floor landing doors lead to all of the rooms. Set to the front is the first generous double bedroom whilst enjoying a view to the rear we find the main bedroom, fitted wardrobe and built in storage complement the space. Completing the accommodation is the bathroom, fitted with a modern white suite offering a bath with shower over, w/c and wash basin.



## Outside

From Bluebell Way we approach the property via a generous driveway set to the side of the house from where a gate opens to the rear garden. At the front the garden the garden area has been laid to shingle with a planted border and a path leads to the front door. The rear garden is of excellent proportions, from the kitchen we step out to an area of patio where a low wall borders the lawn, a large timber shed is in situ next to the gate which returns to the driveway. The garden is fully enclosed by timber fencing and offers a generous area of lawn framed with established shrubs. A path leads to a further area of patio at the foot of the space.

## Location

The property is located on a popular road in the village of Worlingham, which has access to schools, a post office, newsagents, pharmacy, hairdresser and chip shop. All the other necessary amenities can be found in Beccles, just a mile or so away, which provides a good variety of shops, supermarkets, restaurants, railway station (with connections to London Liverpool Street via Ipswich), banks, sporting and leisure facilities, schools, doctors, dentists and access to the River Waveney and part of the Broads Navigable Waterways System. The unspoilt Suffolk coastline is a short drive away with the beautiful beaches at Southwold and Walberswick.

## 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 fired central heating. All mains connected.

Energy Rating: D

## Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR34 7BT

## Tenure

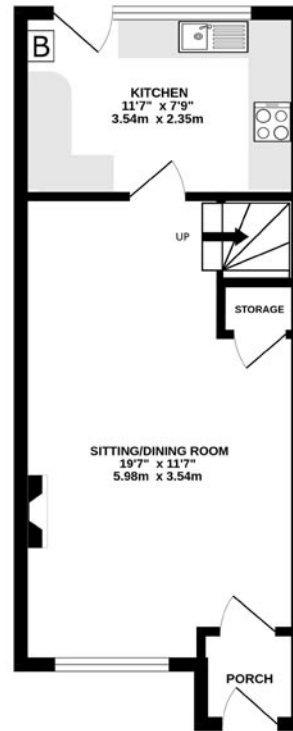
Vacant possession of the freehold will be given upon completion.

## Agents' Note

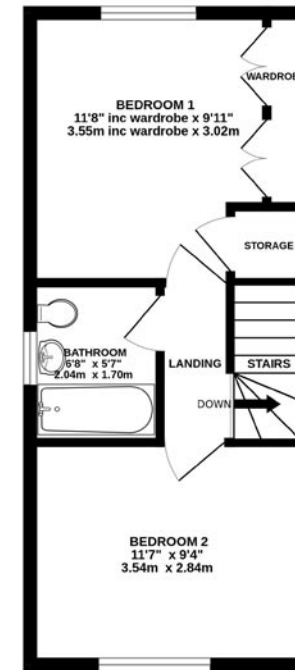
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

## Guide Price: £TBC

GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



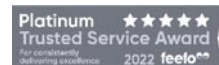
TOTAL FLOOR AREA - 643 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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