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*The Ridings,*  
Worlingham, Beccles.

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**MUSKER  
McINTYRE**  
ESTATE AGENTS

Beccles - 1.4 Miles

Norwich - 20.3 Miles

Southwold & The Coast - 11.8 Miles

**An exciting opportunity to purchase this attractive detached family home situated on a most desirable cul-de-sac on the outskirts of Beccles. The property typical of its age and style offers spacious accommodation coupled with exceptional outside space including a generous driveway and detached garage. Inside three double bedrooms and a bathroom lead off the landing whilst downstairs an entrance porch opens to the generous cloakroom and hallway which leads to the impressive 'L' shaped sitting dining room and the kitchen/breakfast room both over looking the rear gardens. The property is offered with No Onward Chain. Early Viewing is advised.**



### Property

Entering the property via the front door we are welcomed by the entrance porch where the feeling of space and superb amounts of light that flow throughout this home are instantly apparent. The porch offers the perfect space for a families coats and boots and conveniently leads directly into the large ground floor cloakroom. A feature glazed door set beside a matching full height window lead us into the hallway of the house. Attractive timber flooring lines the hall whilst our stairs rise to the first floor and doors open to both the sitting/dining room and the kitchen/breakfast room. Stepping into the sitting/dining room the space really comes into its own, this 'L' shaped room spans over 20.ft providing defined yet open sitting and dining areas. An open fire place offers a focal point to the sitting space whilst patio doors in the dining area command a view of the rear garden. A large window to the front brings a dual aspect to the room whilst a feature high level window to the side further adds to the natural light. From the dining area a door opens to the kitchen/breakfast room. This generous space is fitted with a range of wall and base units that incorporate the oven and hob whilst making space for the kitchen appliances. A window looks onto the garden and we find the sink set below. To the side a door leads into the rear garden whilst an internal door brings us full circle back to the hall. Stepping onto the landing our eye is draw to a full height window at the head of stairs which pours light onto the stairwell. At the head of the stairs we find the bathroom fitted with white suite comprising a bath with shower over, w/c and wash basin. Set to the front of the property we find a large double bedroom looking onto the front gardens. At the rear we pass a large storage cupboard and step into the second double room which enjoys a view to the rear. Completing the accommodation the impressive master bedroom boasts twin fitted wardrobes and again enjoys the rear garden views.







## Outside

Approaching the property from this quiet cul-de-sac we are welcomed by the extensive front garden where our drive way provides ample off road parking and leads to both the front door and single detached garage. The front garden is mainly laid to lawn with a variety of low maintenance, established shrubs in place. A path leads between the house and garage where gated access leads us into the rear garden. From the house a door from the kitchen and patio doors in the dining area open to the rear garden. A large area of patio spans the width of the garden and makes the most of the superb south westerly aspect and view of the historic serpentine red brick wall which forms the rear boundary. The main of the garden is laid to lawn and framed with planted beds whilst an established Frisia tree provides an element of shade from the sun.

## Location

The property is set in a much sought after location within the popular village of Worlingham, which offers a regular bus service along with a 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

Mains Electricity.  
Mains Water.  
Mains Drainage.  
Gas Fired Central Heating.  
Energy Rating: D

## Local Authority:

East Suffolk Council  
Tax Band: D  
Postcode: NR34 7RG

## Tenure

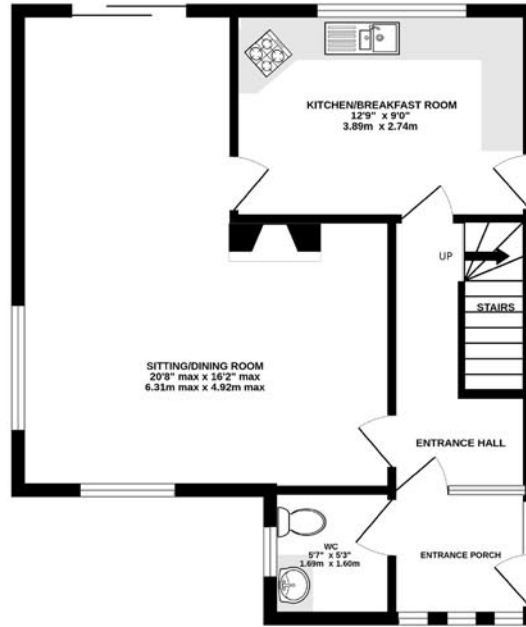
Vacant possession of the freehold will be given upon completion.

## Agents' Note

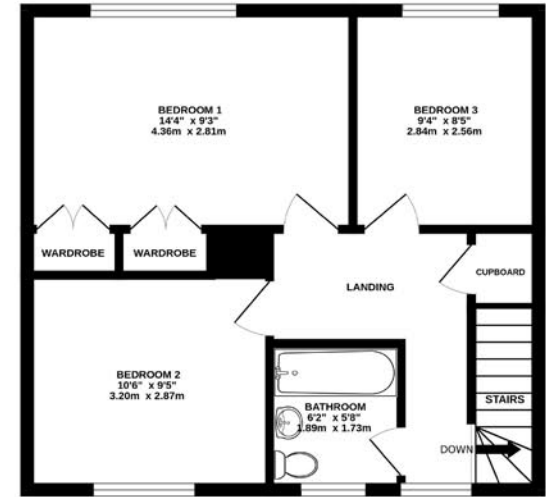
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £365,000**

GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 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.

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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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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