



Highland Drive,
Worlingham, Beccles.



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ESTATE AGENTS



Beccles - 1.4 Miles

Norwich - 20.3 Miles

Southwold - 11.8 Miles

A superb opportunity to purchase this well positioned, deceptively spacious, detached bungalow in the popular village of Worlingham. The property has been enjoyed for the last three decades by the previous owners and is now ready for some cosmetic updating ready for a new lease of life. Internally the accommodation boasts two double bedrooms, superb size sitting room, kitchen breakfast room, garden room and bathroom. Outside the generous front and rear gardens are filled with colour whilst a driveway provides off road parking and access to the garage. The property is offered with no onward chain.

The Property comprises briefly:

- Entrance Porch
- Entrance Hallway
- Sitting Room
- Kitchen/Breakfast Room
- Garden Room
- Two Double Bedrooms
- Bathroom
- Garage with Off-Road Parking
- Generous Gardens



The Property

Entering the property via the front door we are welcomed by the entrance porch before stepping into the entrance hallway of this spacious bungalow, to our right we find a coat cupboard whilst stepping to the left the hall offers access to all of the rooms. Set to the front we find the sitting room, this generous room echoes the feeling of space and light that flows throughout the home. A large window looks to the front aspect and fills the space with natural light whilst a feature fireplace offers a cosy focal point to the centre of the room. Stepping through the hall we find our two double bedrooms set to the left. The first of these is a comfortable double room that looks onto the driveway whilst at the second is a substantial double which benefits from triple fitted wardrobes and enjoys a view over the rear gardens. On the opposite side of the hall we find the bathroom fitted with a white suite comprising a bath with shower over, wash basin and w/c. At the head of the hall we pass another storage cupboard and enter the kitchen. The kitchen offers superb workspace with a range of fitted wall and base units. Space is made for the cooker, fridge and washing machine whilst the sink is set below a window looking onto the side aspect. A window to the rear looks into the garden room and door opens to the same. The garden room enjoys a solid roof allowing this to be used throughout the year. Patio doors open to the garden and a single door leads directly onto the patio. This completes the accommodation.



Outside

To the front of the property we find an attractive hard landscaped garden decorated with a range of established shrubs within the raised beds. To the left the driveway provides off road parking for two vehicles and leads us to the single garage whilst on the right a gently sloped path gives easy access to the storm porch and the front door. At the rear we step from the garden room onto a generous patio which looks onto the rear garden. A raised seating area provides the perfect sunny spot to enjoy the space whilst steps rise between the raised brick flower beds up to the lawn. Timber fencing encloses the garden which is framed with a variety of planted shrubs and bushes whilst a path crosses the lawn and leads to the summer house. Various spots provide sunny seating throughout the day whilst back on the patio a personal door opens to the rear of the garage.

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 including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Electric heating, Mains water, electricity and drainage connected.

EPC Rating: TBA

Local Authority

East Suffolk Council

Tax Band: C

Postcode: NR34 7AR

Agents Note

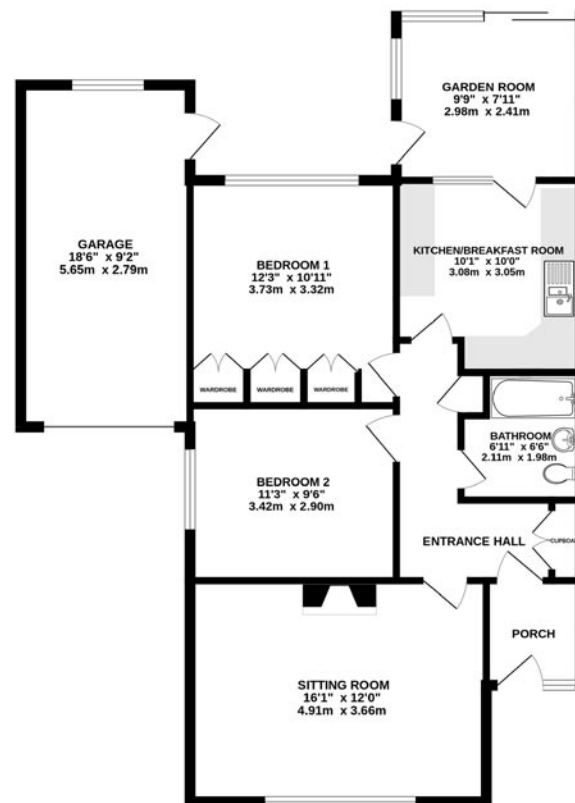
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given upon completion.

Guide Price: £265,000

GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (87.0 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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To arrange a viewing, please call 01986 888160

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