

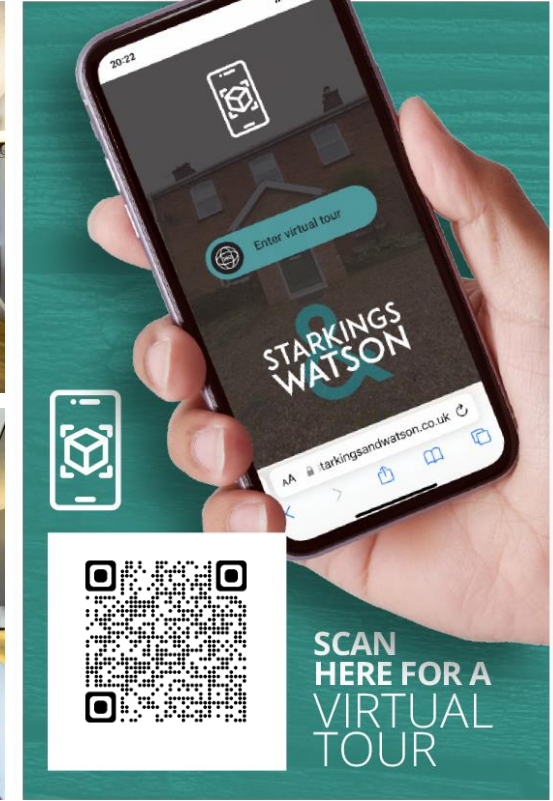
BROOKWOOD CLOSE

Worlingham, Beccles NR34 7RJ

Freehold | Energy Efficiency Rating : TBC

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PROPERTY



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- Detached Family Home
- Popular Location Close to Schools
- Quiet Cul-De-Sac
- Open Plan Sitting/Dining Room
- Four Generous Bedrooms
- Private & Well Kept Rear Garden
- Ample Driveway Parking and Garage
- Extension Potential (stp)

IN SUMMARY

Located with a QUIET CUL-DE-SAC in the popular village of WORLINGHAM you will find this DETACHED FAMILY HOME extending to approximately 1230 SQ FT (stms). The property is presented in good order and is within a short walk of EXCELLENT LOCAL SCHOOLS. To the front there is plenty of OFF ROAD PARKING with a GARAGE and a pleasant front garden providing a buffer from the roadside. To the rear there is a PRIVATE and WELL KEPT REAR GARDEN offering plenty of space for all the family. Internally, the well laid out accommodation could be altered in a number of different ways if desired and STP and currently offers a hallway and W/C, separate kitchen, OPEN PLAN L-SHAPED sitting room and dining room with WOODBURNER as well as FOUR DOUBLE BEDROOMS and a FOUR PIECE FAMILY BATHROOM on the first floor. The property benefits from GAS FIRED central heating and is mostly uPVC double glazed with clear EXTENSION POTENTIAL (stp).

SETTING THE SCENE

The property is accessed via a small and quiet cul-de-sac offering excellent access to local schools. You will find a large front lawn with box hedging and a long hard standing driveway providing off road parking for a number of vehicles leading to the single garage beyond. From the driveway there is a gated access to the rear garden also. The main front door is accessed via a pathway from the frontage and driveway.

THE GRAND TOUR

Accessed from the main entrance door to the front you will find a welcoming entrance hallway with stairs to the first floor landing and two built in storage cupboards. Also accessed via the hallway is the w/c with plenty of space to add storage or even a shower. The w/c houses the gas fired boiler. The kitchen to the right of the hallway offers plenty of storage space with rolled edge worktops over as well as double eye level electric ovens and electric hob integrated. There is space for all other white goods freestanding as well as side access onto the driveway. The kitchen provides access to the dining room beyond with wood effect flooring and double doors onto the rear garden. The dining room is open plan to the sitting room with the same wood effect flooring and a feature brick built fireplace with timber mantle piece housing a woodburner. There is also a feature bay window to the rear overlooking the rear garden. Heading up to the first floor landing you will find loft hatch access as well as access to all further rooms. To the front there are two double bedrooms overlooking the frontage. The family bathroom offers a four piece



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suite with separate bath and shower as well as being fully tiled. The main bedroom overlooking the garden offers a large range of fitted floor to ceiling wardrobes and there is another double bedroom also located to the rear.

THE GREAT OUTDOORS

The well-kept and private rear garden can be found access via the doors in the dining room. You will find a paved patio immediately then with access to the main lawned section of garden. You will find planting bed borders to the side and rear of the plot with a lovely covered area ideal for outside dining and the BBQ with another seating area beyond. There is a further paved area to the rear of the garden as well as timber fencing enclosing the whole garden. There is rear access to the garage from the garden with power and light.

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 7RJ

What3Words : ///crumbles.basics.toffee

VIRTUAL TOUR

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

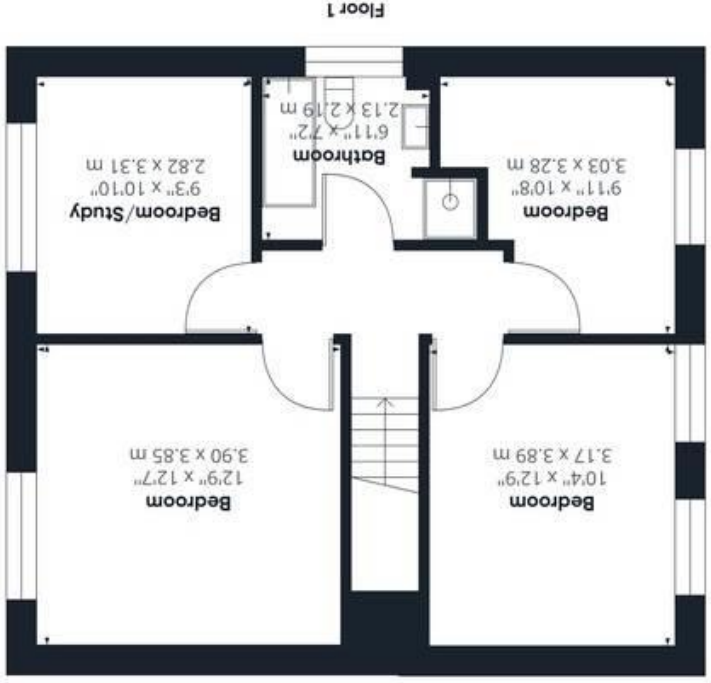
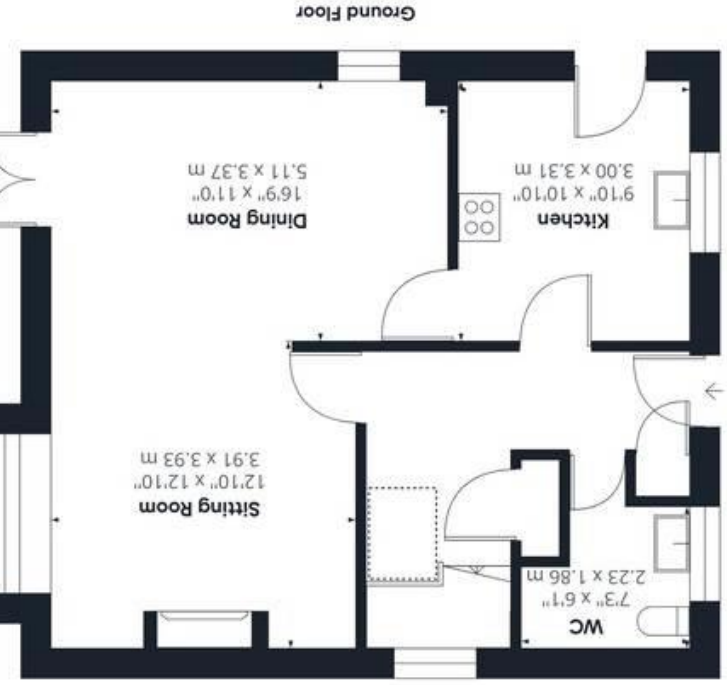
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Price:



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Approximate total area⁽¹⁾
 1231.70 ft²
 114.43 m²

Reduced bedroom
 11.79 ft²
 1.09 m²

(1) Excluding balconies and terraces

Reduced bedroom
 (below 1.5m/4.92ft)

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.