



MARSH LANE  
WORLINGHAM



Spacious detached bungalow sitting in an enviable position with countryside views, close to the popular market town of Beccles.

Entering from the side to a hallway with plentiful storage and leading to all principal rooms. There is a wonderful feeling of light and space in this property with large picture windows to many rooms. The property has a sensible layout with two double bedrooms overlooking the front aspect and a smaller study/fourth bedroom in between. A further double bedroom overlooks the side aspect and has the same excellent proportions. The family bathroom is well positioned and sits adjacent to the Kitchen which has a range of fitted units and a door leading to outside.

Moving towards the rear of the property where two reception rooms can be found. Both enjoy views over the garden with the larger of the two, the sitting room, having direct access to outside.

The property is set back from the road with a gravel driveway providing ample parking and leading to a detached garage. The bungalow sits well on the plot and the rear garden backs on to woodland giving a wonderful backdrop. The views to the front

are equally lovely, looking East over open fields.

#### SERVICES

Mains electric, water and sewerage are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

#### VIEWING

Strictly by appointment with the agent's Beccles Office.

#### LOCAL AUTHORITY

East Suffolk Council.



3/4

2

1

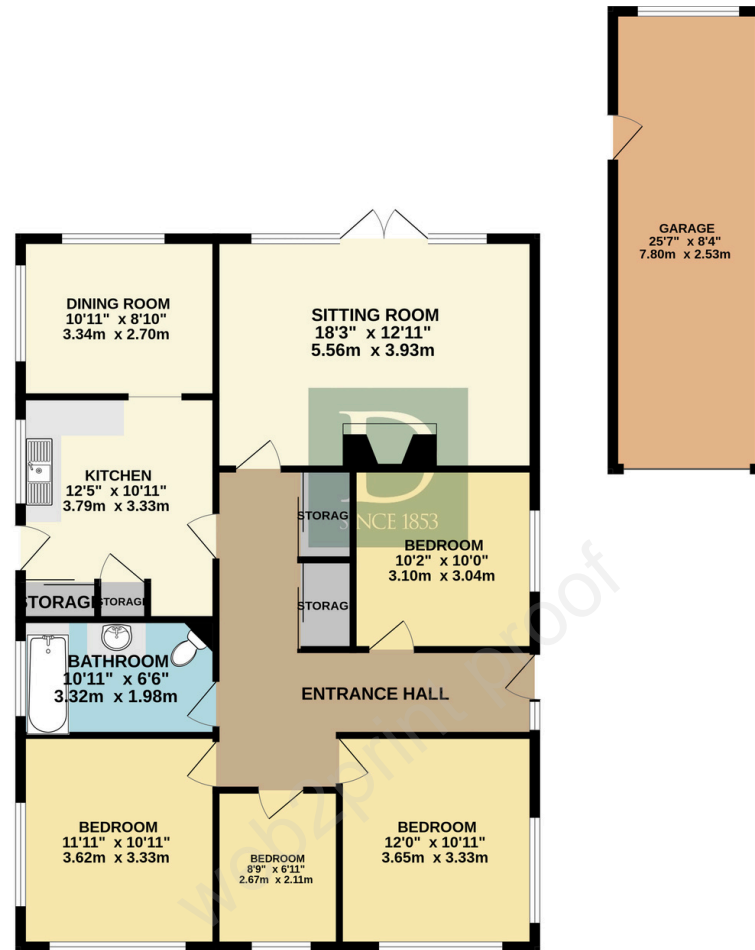


NON ESTATE  
LOCATION





## FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

Durrants, 10 New Market, Beccles,  
Suffolk, NR34 9HA

Tel : **01502 712122**

Email : **beccles@durrants.com**