



Sycamore Close  
Worlingham, Suffolk



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Beccles - 1.3 Miles  
Norwich - 20.9 Miles  
Southwold - 11.2 Miles

Located down a quiet cul-de-sac in the village of Worlingham, with good access to schools and local amenities, you will find this spacious two bedroom house for sale. Ideal for a first time buyer or investor looking to expand their portfolio. Features include two double bedrooms, generous living space and driveway parking for multiple vehicles.

#### Accommodation comprises briefly:

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Master Bedroom
- Second Double Bedroom
- Bathroom
- Driveway Parking



### *Sycamore Close, Worlingham, Suffolk*

#### The Property

A neat entrance hall welcomes you through the front door, which in turn opens into the main reception room. This generous living space provides ample room for the layout of furniture and space for a dining table and chair set if required. Stairs to the first floor can be found to the back of the room, with a handy storage cupboard underneath. A door to the back of the room leads into the kitchen. The kitchen is sensibly laid out, with a U shape of worktop space with sink and gas hob set in. Beneath the counter you will find a range of storage cupboards, an integrated oven and space for a washing machine. Further storage is available within a row of wall mounted cupboards to one wall. External access to the rear garden can also be found, along with the gas boiler mounted to the wall in one corner. Taking the stairs up you will find a landing connecting the remaining rooms of the house and access to airing cupboard storage over the stairs. To the front aspect is the main bedroom, which is a spacious double room. The second bedroom is also a double, this time looking out to the rear. Lastly, the bathroom contains a toilet, wash basin and bathtub with shower over.

#### Location

The property is set at the end of a quiet cul de sac in the village of Worlingham, which has primary schooling, a post office/newsagents, pharmacy, hairdresser and chip shop. A full range of amenities can be found a short distance away 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.



## Outside

The front garden is laid to lawn with a short garden path from the driveway up to the front entrance. The drive stretches the length of the property, providing plenty of space for multiple vehicles to be parked. A high gate in the timber fence gives direct access from the drive into the back garden. To the rear of the property is a shingle area with two timber garden sheds for storage. A trellis archway and picket gate gives way to further garden space, which is laid to lawn and mostly bordered with bark covered plant beds. High timber fencing marks and secures the boundaries for privacy.

## 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

Heating: Gas fired central heating

Water: Mains water

Drainage: Mains drainage

Mains electricity

## Local Authority:

Waveney District Council

## Council Tax Band:

B

## Energy Performance Rating:

D

Postal Code: NR34 7EP

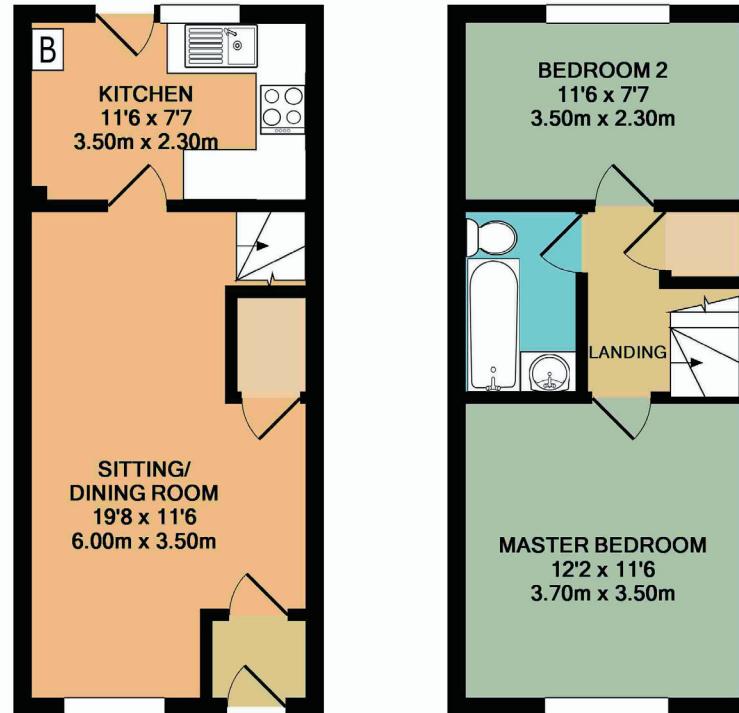
## Tenure

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: £160,000**



GROUND FLOOR  
APPROX. FLOOR  
AREA 312 SQ.FT.  
(29.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 313 SQ.FT.  
(29.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 625 SQ.FT. (58.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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