



Brookwood Close,
Worlingham, Suffolk



**MUSKER
M^CINTYRE**
ESTATE AGENTS

A well presented detached, modern family home situated in the heart of the desirable village of Worlingham, close to Beccles. This property offers three bedrooms, a large sitting/dining room, conservatory, garage with long driveway, and much more. Located down a quiet close and framed with ample gardens front and back, this is an opportunity not to be missed.

Accommodation comprises briefly:

- Entrance Hall
- WC
- Sitting/Dining Room
- Conservatory
- Spacious Kitchen
- Two Double Bedrooms
- Generous Third Single Bedroom
- Bathroom
- Integrated Storage
- Garage with Driveway
- Double Glazed throughout



Property

The front door leads into a generous entrance hall, with stairs to the first-floor on your left and a door to the WC on your right. Immediately in front of you is the kitchen. The kitchen is well equipped with a good range of wall and floor mounted units, with space within for a tall fridge-freezer and standalone cooker. To one corner is the wall-mounted gas boiler. External access can be obtained via a door out to the driveway and garage. The main reception room is very spacious, with room to be used as a sitting/dining room if required. French doors lead out to a good-size conservatory which in-turn gives access to the rear garden. Taking the stairs up, you will find the landing with airing cupboard storage and access to the remaining rooms of the house. The main bedroom enjoys a front aspect and is a very generous double bedroom. The second double bedroom looks out over the rear garden and has the benefit of integrated storage. A third, sizable single bedroom with integrated storage also looks out to the front aspect. Completing the accommodation is a bathroom fitted with a bathtub and shower-over, toilet and wash basin. The property is double glazed throughout to a modern standard.



Outside

The large front approach to the house is mostly laid to an area of gravel, bordered by well stocked plant beds. A long concrete driveway leads up to the garage, providing space for at least four cars. The garage is equipped with power and light, with an up-and-over door giving access. A high timber gate opens into the rear garden, where you will find a paved patio area and a timber shed. The garden consists of an area of lawn lying centrally, surrounded by gravel and more well established plant bedding. To one corner is a small summerhouse and seating area, and to the opposite corner is another paved seating area.

Location

The property is located in the heart of Worlingham village, which is adjoined to the market town of Beccles. The village has a post office/convenience store, pharmacy, hairdresser and school. Further amenities can be found in Beccles, including 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

Gas central heating. All mains connected.

Energy Rating: TBC

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: NR34 7RJ

Tenure

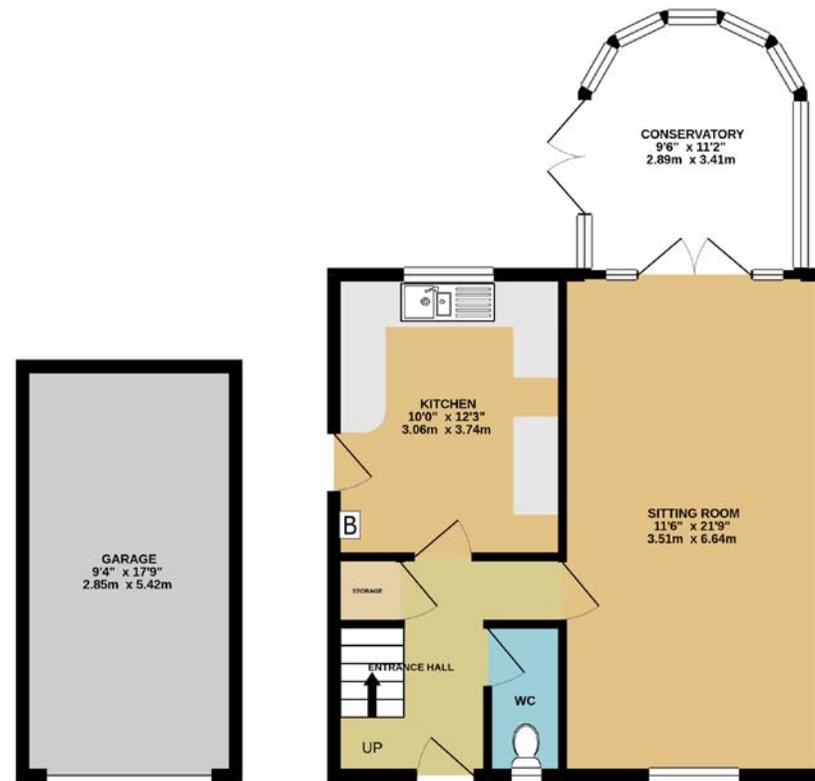
Vacant possession of the freehold will be given upon completion.

Agents' Note

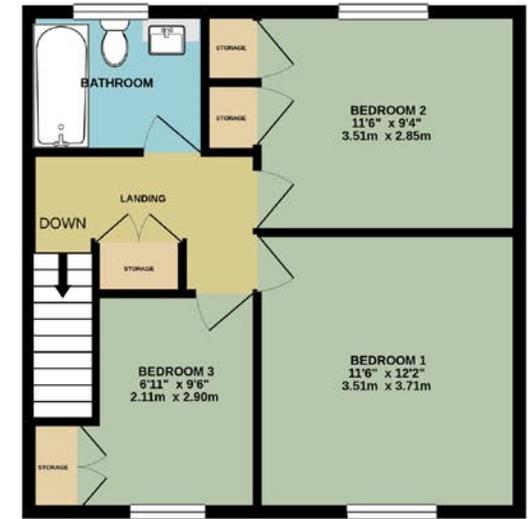
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £275,000

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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.
Made with Metropix ©2021

To arrange a viewing, please call 01502 710180

Offices throughout Norfolk & Suffolk:

Bungay	01986 888160
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205

A member of  OnTheMarket™.com

www.muskermcintyre.co.uk



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.

BECCLES OFFICE

22 Newmarket

Beccles

Suffolk

NR34 9HD

Tel. 01502 710180

beccles@muskermcintyre.co.uk