Marsh Lane, Worlingham, Beccles

Offers In Excess Of £435,000 Freehold

Energy Efficiency Rating : 73

- Stunning Field Views!
- Extended & Refurbished
- Re-fitted Kitchen & Bathroom
- Newly Built Double Garage
- Flexible Layout
- 3/4 Reception Rooms
- 3/4 Spacious Bedrooms
- Approx. 0.2 Acre Plot (stms)

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116
Having been EXTENDED and REFURBISHED, this DETACHED FAMILY HOME offers STUNNING FIELD VIEWS, a flexible layout and a plot of approximately 0.2 ACRES (stms). Set back from the road, ample PARKING is provided, with a NEWLY BUILT DETACHED DOUBLE GARAGE. Stepping inside, a PORCH and ENTRANCE HALL greets you, with stairs to the first floor, and doors to the cloakroom, DUAL ASPECT SITTING ROOM with large picture windows, OPEN PLAN DINING ROOM, re-fitted kitchen/breakfast room with space for a RANGE STYLE COOKER, utility room, PLAY ROOM/bedroom, and study to the ground floor. Upstairs, three DOUBLE BEDROOMS can be found, with the adjacent MODERN family bathroom. The property is finished with uPVC DOUBLE GLAZING and a replacement gas fired central heating boiler. The gardens are a fantastic feature, with a PRIVATE NON-OVERLOOKED rear aspect, backing onto woodland, with a large lawn, patio area, and mature planting!

LOCATION
Worlingham is located on the outskirts of Beccles, a short walk or drive, and offers local amenities including 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 smaller villages close by.

DIRECTIONS
You may wish to use your Sat-Nav (NR34 7PE) but to help...Heading towards Lowestoft on the A146, pass Beccles, approaching the Worlingham roundabout. Turn left onto Marsh Lane, where the property can be found on the left hand side, indicated by our for sale board.

The property is set back from the road, with a lawned frontage, hedged boundaries, and hard standing driveway providing off road parking, leading to the main property and detached double garage.

uPVC double glazed entrance door to:

ENTRANCE PORCH
Fitted carpet, smooth ceiling, door to:

ENTRANCE HALL
Fitted carpet, radiator, stairs to first floor landing with storage cupboard under, coved ceiling, doors to:

CLOAKROOM
Period style two piece suite comprising low level W.C, wall mounted hand wash basin, wood panelling, tiled flooring, cast iron style radiator, uPVC obscure double glazed window to side, smooth ceiling.
SITTING ROOM
15' 11" x 12' 3" (4.85m x 3.73m) Fitted carpet, radiator x2, uPVC double glazed windows to side and rear offering far reaching garden views, television and telephone points, potential for wood burner, wall lighting, open plan to:

DINING ROOM
9' 11" x 8' 7" (3.02m x 2.62m) Tile effect flooring, radiator, uPVC full height double glazed windows and French doors to rear garden, coved ceiling, door to:

KITCHEN/BREAKFAST ROOM
13’ 7” x 9’ 11” (4.14m x 3.02m) Re-fitted comprehensive range of wall and base level units with solid wood work surfaces, and inset ceramic butler sink with mixer tap, tiled splash backs, space for 'Range' style gas cooker with timber beam above, tiled flooring, space for fridge freezer, integrated dishwasher, space for dining table, built-in pan drawers and magic corner storage cupboards, glazed display cabinets, uPVC double glazed window to front, under cupboard lighting, smooth ceiling with recessed spot lights, doors to:

PLAY ROOM/BEDROOM
8’ 10” x 8’ 5” (2.69m x 2.57m) Offering a versatile space set behind a stable door with fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling with loft access hatch.

UTILITY ROOM
7’ 9” x 5’ 9” (2.36m x 1.75m) Solid wood work surfaces with space for washing machine and tumble dryer, tiled splash backs, continued tiled flooring, radiator, uPVC double glazed window and door to rear, smooth ceiling with extractor fan and recessed spot lights, door to:

STUDY
8’ 10” x 8’ 6” (2.69m x 2.59m) Fitted carpet, radiator, uPVC double glazed window with shutters to rear, built-in book case and shelving with recessed spot lights, smooth ceiling with ceiling rose.

STAIRS TO FIRST FLOOR LANDING
Fitted carpet, uPVC double glazed window to front and side, radiator, thermostat heating control, coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM
10’ 4” x 8’ 7” (3.15m x 2.62m) Fitted carpet, radiator, uPVC double glazed window to front with far reaching field views, coved ceiling.

DOUBLE BEDROOM
13’ 5” x 10’ 5” (4.09m x 3.18m) Fitted carpet, radiator, uPVC double glazed window to rear with shutters and garden views, built-in double wardrobe, smooth ceiling.

DOUBLE BEDROOM
10’ 8” x 10’ 1” (3.25m x 3.07m) Fitted carpet, radiator, uPVC double glazed window to rear with garden views, built-in double wardrobe, coved ceiling.
FAMILY BATHROOM
Modern white three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to side, shaver point.

OUTSIDE REAR
Leading from the sitting/dining room, a mature private garden can be found, with a non-overlooked rear aspect. With mature planting, the garden offers a wealth of shrubbery and hedging, along with a feature apple tree. The gardens back onto woodland, with lawns stretching the full length of the garden. A patio offers seating, with gated access to both sides of the property.

DOUBLE GARAGE
18’ 6” x 16’ 8” (5.64m x 5.08m) Up and over door to front, storage above, door to side, power and lighting.
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.