



Plot 1, Garden Lane
Worlingham, Suffolk

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McINTYRE**
ESTATE AGENTS

Beccles - 2.1 Miles
Norwich - 20.2 Miles
Southwold - 11.5 Miles

A stunning, high quality executive detached bungalow built by the award winning developers Sprake & Tyrrell, located in this sought after location in Worlingham.

Accommodation comprises briefly:

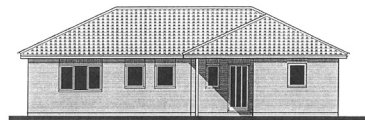
Spacious Sitting Room
Full Equipped Kitchen/Dining Room
Utility Room
Master Bedroom with Ensuite
Two Further Bedrooms
Family Bathroom
Garage & Driveway
Flooring Allowance
10 Year Guarantee



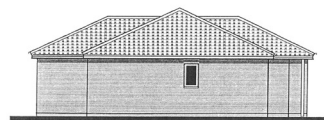
Plot 1, Garden Lane, Worlingham, Suffolk

The property has been built to a high specification including Neff hob, oven and dishwasher appliances in the kitchen. Both the family bathroom and ensuite are fitted with a modern white suite and complimented with fully tiled floors and walls. Sprake & Tyrrell have utilised modern technology to make the home as energy efficient as possible, using LED lighting and air source pump central heating. The accommodation comprises an 18' sitting room, 15' kitchen/diner, utility room, three bedrooms, en-suite shower room and family bathroom. Outside is a brick weave driveway extending to a single garage and side entrance gate giving access to an enclosed rear garden.

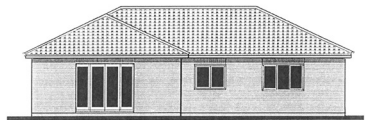
The property is set in a quiet location in one of the sought after areas of Worlingham with it's regular bus service, also offers primary school, post office, general store, pharmacy, hairdresser and fish & chip shop. A full range of amenities can be found in Beccles, which is a busy market town with 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.



:: North :: 1:100 ::



:: East :: 1:100 ::



:: South :: 1:100 ::

roof pitch 25 degrees



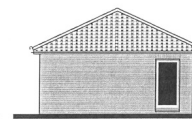
:: West :: 1:100 ::

Proposed Appearance:
Roof: Redland Grovebury single roll concrete pantiles colour: dark grey
Walls: Traditional Brick + Stone Russem Buff face brickwork
Joinery: PVCu colour: RAL 7038 (light grey green)

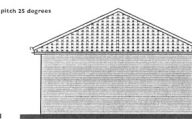
Scale 1:100 (metres)
0 1 2 3 4 5 6 7 8



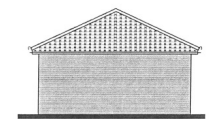
:: Front :: 1:100 ::



:: Side ::

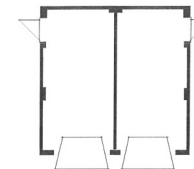


:: Rear ::



:: Side ::

roof pitch 35 degrees



:: Layout :: 1:100 ::

Scale 1:100 (metres)
0 1 2 3 4 5 6

Proposed Appearance:
Roof: Redland Grovebury single roll concrete pantiles colour: dark grey
Walls: Traditional Brick + Stone Russem Buff face brickwork
Joinery: PVCu colour: RAL 7038 (light grey green)



Scale 1:100 (metres)
0 1 2 3 4 5 6 7 8

2 No. Proposed Bungalows
at 9 Garden Lane Worlingham
for Sprake Developments (East Anglia) Ltd



Proposed Elevations :: Plot 1
Scale: 1:100 at A3
Drg.No.1999.3a
a: small amendments for scheme revision 12/04/18

2 No. Proposed Bungalows
at 9 Garden Lane Worlingham
for Sprake Developments (East Anglia) Ltd



Garage Details
Scale: 1:100 at A3
Drg.No.1999.8

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:

East Suffolk Council

Council Tax Band: TBC

Energy Performance Rating: TBC

Postal Code: NR34 7SB

Tenure

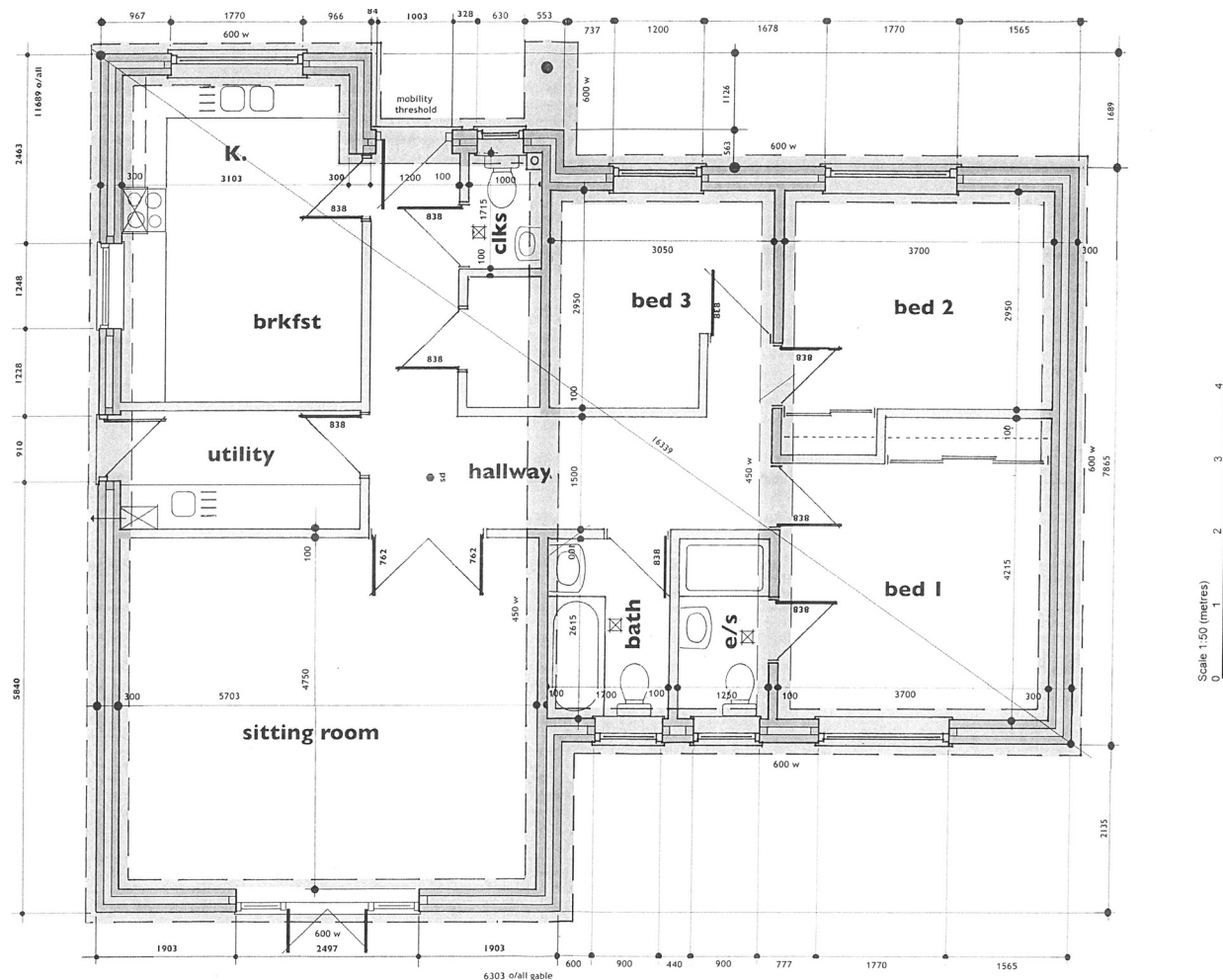
Vacant possession of the freehold will be given upon completion.

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. Flooring allowance of up to £7 per square meter. Please note that the layout of the bedrooms on the plan is subject to change.

Price: £410,000

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:: Setting Out :: Plot 1 :: Garden Lane :: Worlingham :: Scale: 1:50 at A3 ::

To arrange a viewing, or for additional information please call 01502 710180

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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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