



Bluebell Way
Worlingham, Suffolk

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ESTATE AGENTS

Beccles - 1.3 miles
Southwold - 11.6 miles
Norwich - 20.9 miles

Tucked away at the end of a popular residential street you will find this well cared for detached family house. Within you will find open-plan living space, a conservatory, three double bedrooms, master ensuite, and much more.

Accommodation comprises briefly:

Entrance Hall
Sitting Room
Dining Room
Conservatory
Kitchen
Ground-Floor WC
Master Bedroom with Ensuite
Two Further Double Bedrooms
Family Bathroom
Garage



Bluebell Way, Worlingham, Suffolk

An entrance hall greets you as you step inside the property, opening into the generous and versatile sitting room that is open-plan with the dining room. A large conservatory sits to the back of the property, opening out into the directly south-facing garden. The kitchen is equipped with a good range of floor and wall storage units, with integrated dishwasher and fridge under the counter. A large cupboard provides further storage and an external door gives access to the side of the house. Completing the ground floor accommodation is a WC. Upstairs and to the front of the property are two good-size bedrooms, comfortably taking a double bedroom and leaving ample room for bedroom furniture. The master bedroom is another spacious double room that sits to rear of the property, with views out over open fields. The master has access to an ensuite; providing a shower cubicle, toilet, wash basin and heated towel rail. Lastly we have the family bathroom, fitted with a bath and shower attachment, toilet and wash basin. The garage can be accessed from inside the property and to the back you will find the boiler and plumbing for a washing machine. To the front of the house is a neat garden and driveway leading up to the garage, providing parking for two cars. The rear garden is laid mostly to attractive paving stones, with areas of raised lawn to the rear boundary. High timber fencing with concrete posts mark the borders and provide privacy to this pleasant, quiet spot.

The property is located on a popular road in the village of Worlingham, which has access to schools, a post office, newsagents, pharmacy, hairdresser and chip shop. All the other necessary amenities can be found in Beccles, just a mile or so away, which provides a good variety of shops, supermarkets, restaurants, railway station (with connections to London Liverpool Street via Ipswich), banks, sporting and leisure facilities, schools, doctors, dentists and access to the River Waveney and part of the Broads Navigable Waterways System. The unspoilt Suffolk coastline is a short drive away with the beautiful



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: C

Energy Performance Rating: D

Postal Code: NR34 7BT

Tenure

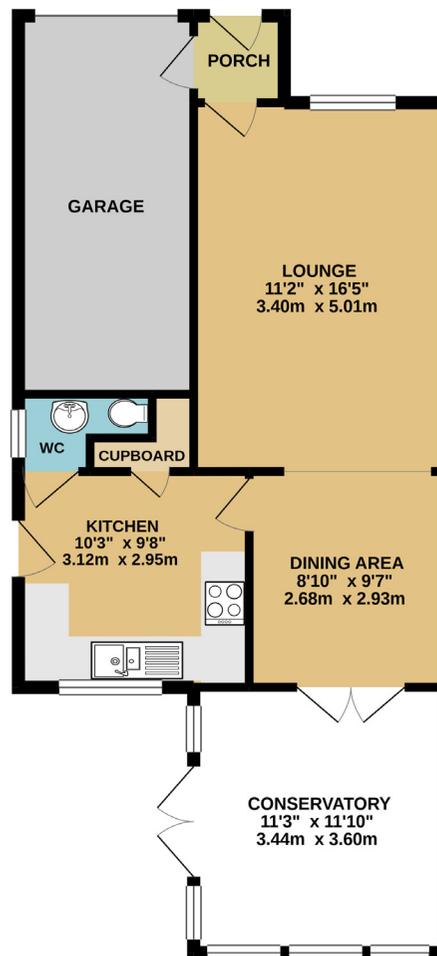
Vacant possession of the freehold will be given upon completion.

Agents' Note

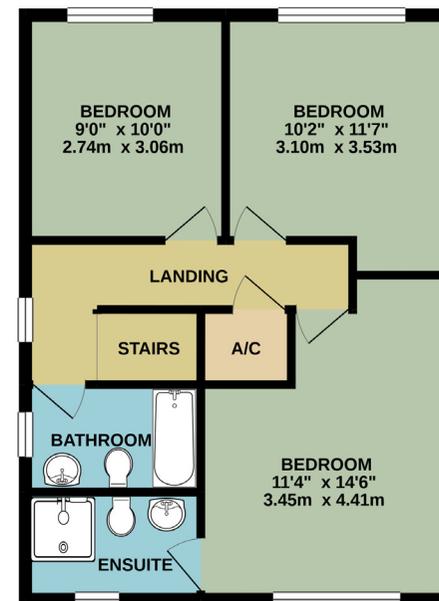
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £270,000

GROUND FLOOR
679 sq. ft. (63.1 sq. m.) approx.



1ST FLOOR
499 sq. ft. (46.4 sq. m.) approx.



TOTAL FLOOR AREA : 1178 sq. ft. (109.4 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.
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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.