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*Lowestoft Road,*  
Worlingham, Suffolk

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ESTATE AGENTS

**A stunning FOUR bedroom detached property with a wealth of character and large living space. Ample off road parking, large rear garden and heated outdoor swimming pool. Offering a wealth of opportunities for a growing family, the living accommodation is extremely flexible. \*viewing essential to be truly appreciated\***

**Accommodation comprises briefly:**

- Hallway
- Sitting Room
- Kitchen
- Utility Room
- Conservatory
- Two Bathrooms
- Three Double Bedrooms
- Single Bedroom
- Large Rear Garden
- Outdoor Swimming Pool
- Ample Driveway parking



### **Property**

One enters the property and steps into the spacious hallway with large storage cupboards and alcove ideal for coats and shoes. Leading off of the hallway is the large sitting room with fireplace and French doors that lead onto the private patio area. Back into the hallway we find one of the family bathrooms complete with white suite and built in vanity units. Adjacent to this is the first of the double bedrooms with window to side and to the front aspect of the property. Next we find the kitchen which is fitted with matching eye and base level units, has French doors leading out to the pool area and has the additional benefit of underfloor heating. A door leads through to the utility room which houses the washing machine, tumble dryer and boiler and also has a stable door giving access to the private patio area. Leading off from the kitchen is the spacious conservatory that is the ideal family room or entertaining space as enjoys views over the garden and pool area with triple door and again this room has the added benefit of underfloor heating.

To the first floor we find two double bedrooms, both fitted with built in storage, single bedroom and another family bathroom and this completes the accommodation.







### Outside

To the front of the property is a large driveway offering ample off road parking with a garage located to the side of the property that is complete with power and could easily be converted into annex or home office (STP.), To the side of the property we find the stunning heated outdoor pool that is shallow to one end and deeper at the other allowing for lengths. The pool area is all paved and securely fenced with a large seating area and pumphouse for the pool. The rear garden is mainly laid to lawn and is edged with mature shrubs.

### Location

The property is set in a quiet location in one of the sought after areas of Worlingham only a 1.5 mile walk into Becclestown centre. Worlingham has a 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.

## 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: E

## Local Authority:

East Suffolk Council

Tax Band: E

Postcode: NR34 7EH

## Tenure

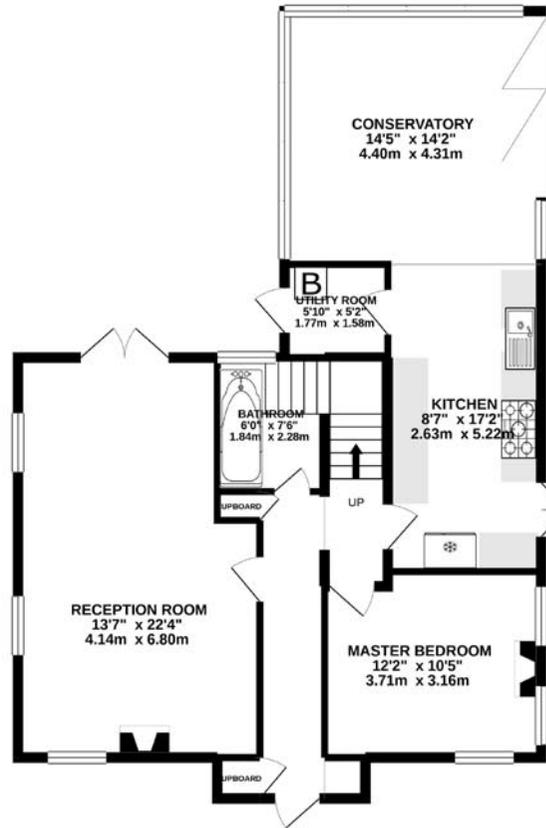
Vacant possession of the freehold will be given upon completion.

## 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: Offers Over £400,000**

GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1396 sq.ft. (129.7 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.

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