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*All Saints Green,
Worlingham, Suffolk*

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**MUSKER
McINTYRE**
ESTATE AGENTS

Renovated to an impeccable standard this stunning home offers the perfect space for a family to grow! Situated at the head of this sought after cul-de-sac in the popular Beccles suburb of Worlingham, we bring you this spacious four/five bedroom, detached home. The accommodation boasts an exceptional open plan living/dining space, conservatory, kitchen/breakfast room and versatile study/fifth bedroom. Upstairs four double bedrooms are found. Throughout the house two bathrooms and the ground floor lavatory cope with family life as well as a superb amount of storage throughout. Outside the property enjoys attractive front gardens, generous drive and a garage, whilst at the rear the south facing garden is a delight.

Accommodation comprises briefly:

- Entrance Hall • Open Plan Sitting/Dining Room
- Conservatory • Kitchen • Study/Bedroom Five
- Ground Floor W/C • Master Bedroom with En-suite
- Three Further Double Bedrooms • Family Bathroom
- Garage & Ample Parking • South Facing Rear Garden

Property

From the attractive front garden we enter this family home via the front door and are welcomed by the generous entrance hall where the calming choice of colours and timber effect flooring add to the feeling of space. Stairs rise to the first floor where we find a large store cupboard below and doors open to all of our ground floor rooms from the hall, allowing for a full-circle flow throughout the house. Passing the lavatory where a contemporary suite is set against vibrant flooring we find the study/bedroom five set to the front of the house which provides a perfect spot to work from home but offers flexible use as a snug or additional bedroom when needed. At to the rear of the house we step into the kitchen/breakfast room, a deceptively large space centred around cooking with a bar area for informal dining or a morning coffee. The newly fitted units boast superb storage with timber effect work surfaces contrasting against the tiled flooring. A fitted double oven, microwave, hob and extractor feature. A fitted dishwasher and washing machine are set below the window over the sink which enjoys a view of the rear garden and a door opens to the driveway and garage. Back in the hall we find two doors opening to the living room and dining room which flow open plan to one another and provide a fantastic family/entertaining space which is further extended as we pass through the patio doors into the conservatory, which enjoys the southerly aspect of the rear of the property and opens to the patio and gardens. Climbing the stairs to the first floor landing we find doors opening to all of the rooms and large storage cupboard. The first three bedrooms offer space for a double bed with bedroom four currently boasting a range of fitted cupboards to serve as a dressing room. The master bedroom takes in a view of the rear gardens and benefits from an en-suite shower room fitted to a standard that echoes the high specification finish throughout. The family bathroom completes the accommodation and offers a bath with shower and screen over, wash basin and w/c set against the most attractive contrasting navy blue furnishings.









Outside

Approaching the head of the cul-de-sac we arrive at the property where the ample driveway offers parking for up to four vehicles and provides access to the garage. The attractive front garden adds to the privacy of the home and enjoys a well manicured established hedge framing the lawn. Shingled borders surround the house and a path leads to the front door. At the side of the house a door leads from the drive into the kitchen and a gate opens to the rear garden. At the rear we find a generous York Stone patio ideal for summer entertaining or simply enjoying the southerly aspect. The garden is laid to lawn and enclosed by timber fencing. A second seating area is set to the rear boundary providing an area of shade and a personal door opens to the side of the garage.

Location

The property is located at the head of this quiet cul-de-sac in the village Worlingham, which has a post office/newsagents, pharmacy and a hairdresser. A choice of well rated Primary and Secondary Schools are in easy access. A fuller range of amenities can be found in Beccles, which is a busy market town with many shops, restaurants, 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, but may be available in addition, subject to separate negotiation.

Services

Modern gas central heating. Mains electricity, water and drainage. Full fibre broadband.

Energy Rating: C

Local Authority:

East Suffolk Council

Tax Band: E

Postcode: NR34 7RR

What3Words: ///beep.shut.sprint

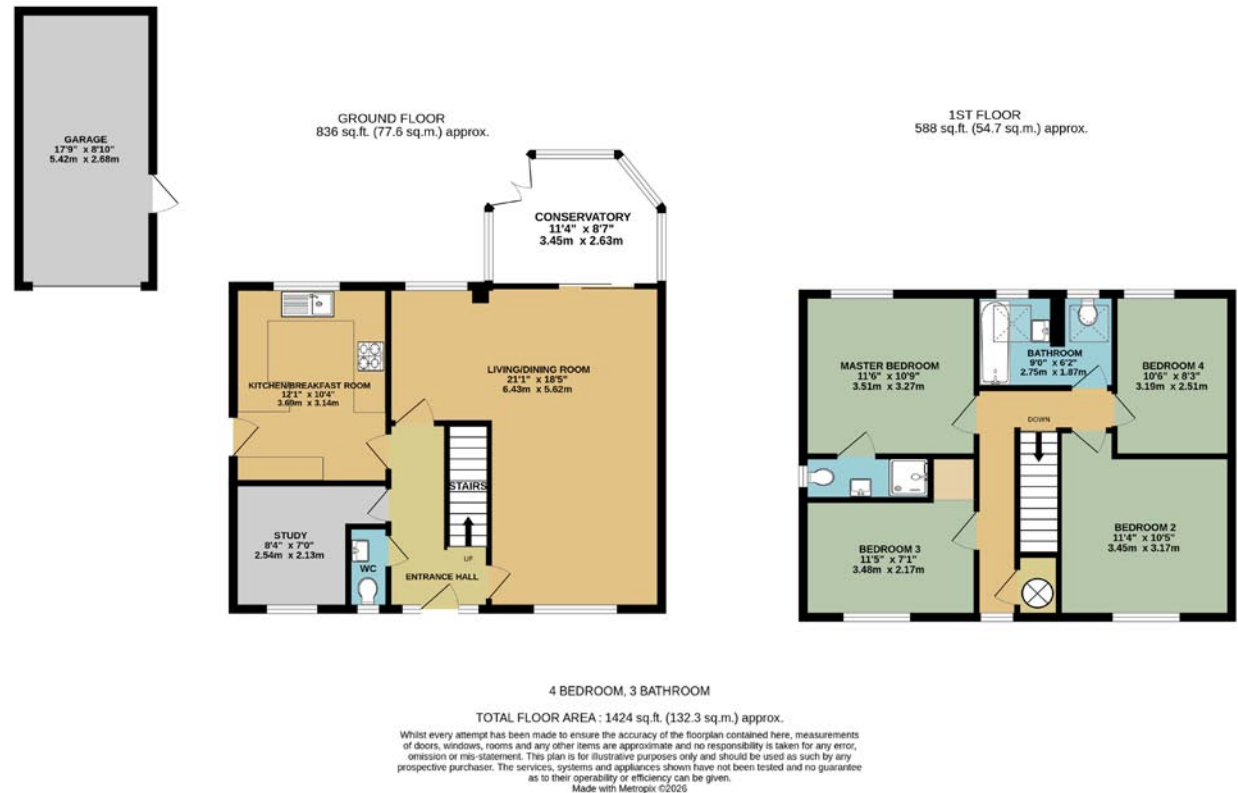
Tenure

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. The final part of the vendors renovation is to fit new interior doors which will be completed before a sale completes.

Guide Price: £425,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

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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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