



Orchard Rise,
Worlingham, Beccles.



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ESTATE AGENTS

An extended and improved, detached family home occupying one of the largest plots in this sought after residential area. The property has been re-modelled with family life and entertaining at the forefront of the design boasting four, first floor double bedrooms complemented by two bathrooms, three exceptional reception rooms, kitchen, utility and ground floor cloakroom. The space and light throughout the property is a delight! Outside the large corner plot offers a superb frontage, south westerly facing rear garden and secure gated parking. The property has to be seen to fully appreciate the space, position and standard on offer.

Property comprises:

- Reception Hall • Cloakroom
- Sitting Room • Dining Room
- Family Room • Kitchen/Breakfast Room
- Utility Room
- Master Bedroom • Family Shower Room
- Three Further Double Bedrooms
- 'Jack & Jill' En-Suite to Bedroom 3 & 4
- Superb Size Front & Rear Gardens • Gated Parking Area

Property

Entering the property via the front door we are welcomed by the reception hall where the feeling of space and superb natural light the entire house enjoys is instantly apparent. To our left we find the all essential coat cupboard and on the right the ground floor cloakroom. Doors open to all of the accommodation whilst a window over the dogleg staircase fills the space with light. To our right we step into the sitting room, an exceptional dual aspect room that spans the depth of the house offering un-compromised space. A wood burning stove provides a cosy focal point whilst a large bay window at the front offers the perfect spot to enjoy a morning coffee. Over the hall we find the kitchen/breakfast room set to the front of the house. This spacious kitchen offers a range of wall and base units providing fantastic working space above, a breakfast bar enjoys a view to the side and front of the house whilst a third window over the sink looks onto the front garden. A fitted oven, hob, extractor and fridge/freezer are found. The kitchen leads to a separate utility room which is a superb size in itself. The utility links us to the family room and offers the ability to make these two spaces an independent annex or working space within the home (stp) Back in the hall a door opens to the dining room which echoes the superb proportions of the house and opens to full wall of windows and French doors leading onto the patio, this space has been a pleasure when entertaining and bringing up the family for our current vendors. Timber effect flooring lines the room and continues into the vast family room next door. The family room, formally the garage is a recent conversion and boasts a superb extension to the already spacious living accommodation. This room enjoys independent access offering a wealth of opportunity. Climbing the stairs to the first floor we pass a large window before stepping onto the landing. The landing opens to the four bedrooms and family shower room. Each of the bedrooms are large doubles two set to the rear and two set to the front. The current master bedroom boasts two walls of fitted wardrobes and is set to the rear. The shower room is fitted with a double width walk in shower, sink and w/c set to a vanity unit. Completing the home we find the second bathroom a 'Jack and Jill' style room serving both bedroom three and four. This superb space also offers a dressing area whilst the bathroom itself boasts a bath with shower over, wash basin and w/c again set to a modern vanity unit.









Garden & Grounds

Approaching the property from this quiet cul-de-sac the scale of the plot is instantly apparent. To the rear we find our initial off road parking area which in-turn leads to gates that open to the secure gated parking area and south-westerly facing rear gardens. At the front the garden is a delight, this exceptional space is laid to shingle and planted with a range of established, low maintenance shrubs and perennial flowers. A path leads us to the front door where a storm porch covers the entrance. At the rear, the garden space enjoys the afternoon and evening sun perfect for family life and summer entertaining. Both the dining room and family room open to the gardens. From the dining room we step onto the large patio area which over looks the lawns. Box hedging frames the lawn whilst a path follows the boundaries of the space and a wealth of planted beds fill the garden with colour and scent throughout the year. The garden flows to the gated parking area, a timber shed is in situ with power and light connected. French doors open from the family room to the garden and a single door opens to the parking area giving independent access should this be required as an annex/working area.

Location

The property is set in a much sought after location within the popular village of Worlingham a suburb of Beccles, offering a regular bus service into town along with a 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 and hot water.
Mains drainage, electricity and water.

Energy Rating:

Local Authority:

East Suffolk Council
Tax Band: E
Postcode: NR34 7RZ

Tenure

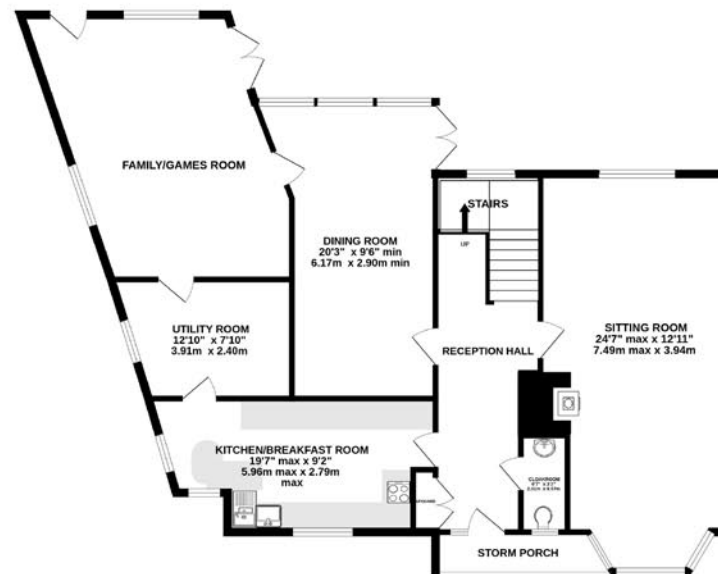
Vacant possession of the freehold will be given upon completion.

Agents' Note

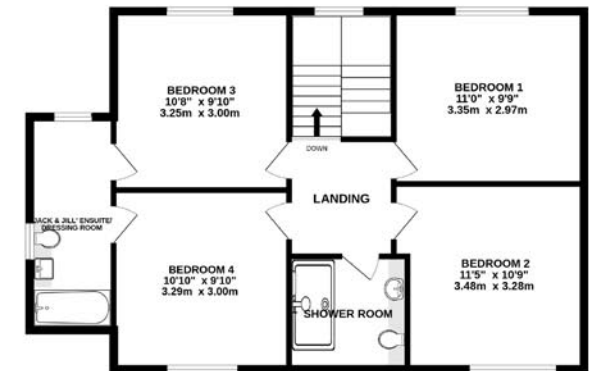
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £450,000

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1655 sq.ft. (153.8 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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