



## Worlingham, Suffolk

Guide Price £475,000

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- Living Room with Woodburner and Dual Aspect Windows
- Two Downstairs Multi Use Rooms with Bedroom/Office/Games Room
- Four/Five Bed Detached Home
- Open Plan Kitchen/Dining Room Area
- Double Garage and Driveway with Ample Parking
- Set on a Substantial Plot with Field Views to Front
- Renovated Throughout to be Move in Ready

# Marsh Lane, Worlingham

Situated on Marsh Lane in the sought-after village of Worlingham, this property enjoys a desirable semi-rural setting while remaining conveniently close to local amenities. Worlingham offers a strong sense of community along with everyday essentials, including a primary school, local shops, and leisure facilities. The nearby market town of Beccles provides a wider range of amenities, including independent shops, supermarkets, cafes, and schooling for all ages, as well as a train station with links to Norwich and Lowestoft. The area is well known for its scenic surroundings, with the Norfolk Broads and Suffolk countryside close at hand, offering a wealth of walking, cycling, and outdoor pursuits. Despite its peaceful setting, the property benefits from good road connections to surrounding towns and the coast, making it an ideal location for those seeking a balance between countryside living and accessibility.



Council Tax Band: D



## DESCRIPTION

Set on a substantial plot just outside of Worlingham, this charming four-bedroom detached home enjoys a truly idyllic setting, with open field views to the front and enchanting forestry to the rear, offering a perfect balance of countryside tranquillity and versatile living space. You are welcomed into the property via a porch that leads into a spacious and inviting entrance hall, complete with understairs storage, a convenient downstairs W.C., and access through to the main living areas. The living room is bright and generously proportioned, featuring a cosy wood burner and dual aspect windows that flood the space with natural light, while an open plan flow leads seamlessly into the kitchen/dining room. The kitchen/dining area is a standout feature of the home, bathed in natural light from patio doors and front-facing windows. There is ample space for a family dining table, alongside a modern shaker-style kitchen offering plentiful storage, room for a double gas Rangemaster hob and oven, and an American-style fridge freezer, all complemented by stylish tiled flooring. Extended to the side, the property benefits from a highly versatile layout, including a utility room with space for appliances and two additional rooms that can be adapted to suit a variety of needs—whether as extra bedrooms, a home office, or a games room. Upstairs, the property offers three well-proportioned bedrooms, all accessed from the landing, along with a family bathroom fitted with a three-piece suite. Outside, the home truly comes into its own. The large rear garden is a delightful and private space, filled with mature shrubbery and planting, along with a patio area ideal for entertaining. At the far end of the garden, an enchanting opening leads directly into the surrounding forestry, creating a magical, semi-rural feel. The current owners have embraced the lifestyle fully, keeping chickens and other animals, further enhancing the charm and character of the setting. To the front, a generous driveway provides ample off-road parking and leads to a double garage, completing this wonderful family home in a sought-after countryside location.

## OPEN PLAN KITCHEN/DINING ROOM

The open plan kitchen and dining area is a beautifully light-filled space, designed to be both functional and sociable. With patio doors and front-facing windows, the room is bathed in natural light throughout the day, creating a bright and welcoming atmosphere. There is ample room for a family dining table, making it an ideal setting for both everyday living and entertaining. The kitchen itself is fitted in a modern shaker style, offering plenty of storage and workspace. It is well-equipped with space for a double gas Rangemaster hob and oven, as well as an American-style fridge freezer, catering perfectly to family life and those who enjoy cooking. Finished with tiled flooring, the space is both practical and stylish, seamlessly combining comfort with contemporary design.

## UTILITY SPACE

The utility room provides a practical and well-designed extension of the home, offering a dedicated space to keep everyday tasks neatly tucked away. With ample room for a range of appliances, it is ideal for laundry and additional storage, helping to keep the main living areas clutter-free. Conveniently positioned off the main accommodation, it enhances the overall functionality of the property while supporting the needs of busy family life.

## LIVING ROOM

The living room is a bright and spacious area, perfectly designed for both relaxation and entertaining. Featuring dual aspect windows, the room is filled with natural light, creating a warm and inviting atmosphere throughout the day. A charming wood burner serves as a focal point, adding a cosy touch ideal for the colder months. The space flows effortlessly through to the open plan kitchen and dining area, enhancing the sense of openness and making it a wonderful setting for modern family living.

## STUDY/GAMES ROOM/BEDROOM

The extended section of the home adds a fantastic level of versatility, offering two additional rooms that can be adapted to suit a wide range of needs. Whether utilised as extra bedrooms, a home office, hobby space, or games room, these flexible areas provide excellent potential for growing families or those working from home. Thoughtfully incorporated into the layout, this part of the property enhances both the space and practicality of the home, allowing it to evolve with changing lifestyles.

## BEDROOMS

Upstairs, the property offers three comfortable and well-proportioned bedrooms, all accessed from the central landing. Each room provides a pleasant outlook and ample space for furnishings, making them ideal for family living, guests, or additional workspace if required. The layout is both practical and inviting, offering flexibility to suit a range of lifestyles.

## FAMILY BATHROOM

The family bathroom is fitted with a three-piece suite, providing a clean and functional space to serve the first floor. Well-positioned off the landing, it is easily accessible from all bedrooms and offers a practical layout suited to everyday family use.

## OUTSIDE

The outside space is a true highlight of the property, set on a generous plot that offers both privacy and a strong connection to the surrounding countryside. To the rear, the large garden is beautifully established with a variety of mature shrubs and plants, creating a peaceful and picturesque setting. A patio area provides the perfect spot for outdoor dining and entertaining, while the expansive lawn offers plenty of space for families to enjoy. At the far end of the garden, an enchanting opening leads

directly into the neighbouring forestry, adding a sense of seclusion and charm. The current owners have embraced the rural lifestyle, keeping chickens and other animals, which further enhances the unique character of the outdoor space. To the front, the property enjoys open field views, along with a generous driveway providing ample off-road parking and access to a double garage, completing this wonderful outdoor offering.

#### **VIEWING ARRANGEMENTS**

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)  
Tel: 01502 442889

#### **FIXTURES AND FITTINGS**

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

#### **OUTGOINGS**

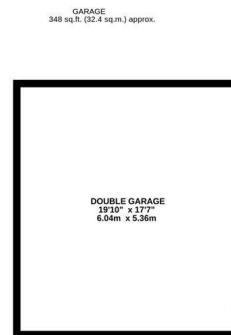
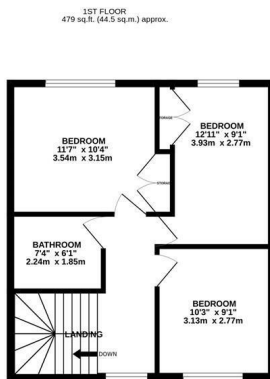
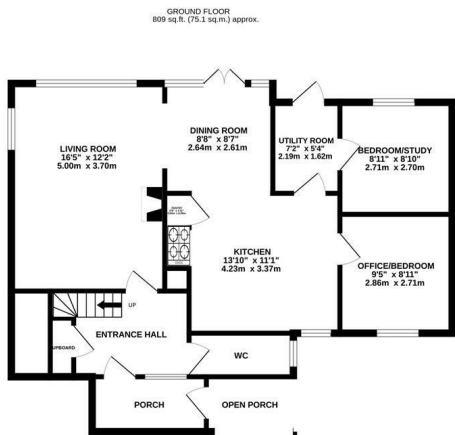
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#### **SERVICES**

Mains water, electricity, gas, and

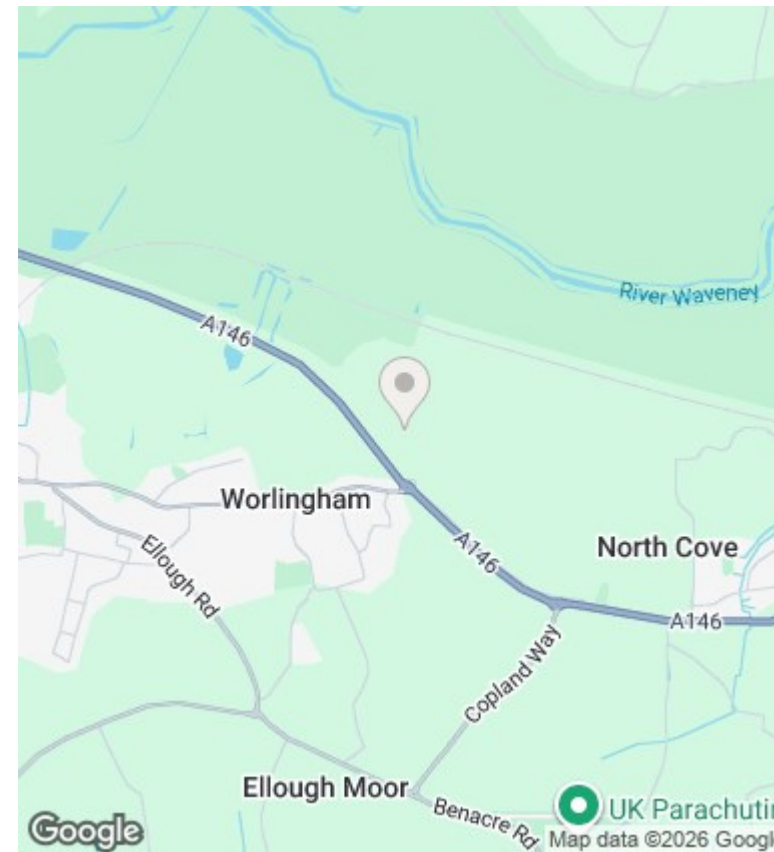






TOTAL FLOOR AREA: 1636 sq.ft. (152.0 sq.m.) approx.

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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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 84        |
| (69-80)                                     | C | 73                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)