



Worlingham, Suffolk

Guide Price £340,000

- £340,000-£360,000 Guide Price
- Living Room, Dining Room and Kitchen
- Garage, Driveway and Large Private Rear Gardens
- VENDOR HAS FOUND & COMPLETE CHAIN
- Bathroom & Shower Room
- EPC - TBC
- Four Bedroom Detached Bungalow
- Highly Sought After Location Backing on to Worlingham Hall Wood

Park Drive, Worlingham

Worlingham is a charming village in Suffolk, offering a peaceful community feel with excellent connections to surrounding attractions. Just a short drive from the beautiful sandy shores of Southwold and Pakefield Beach, it also sits on the doorstep of the vibrant market town of Beccles, known for its independent shops, riverside walks, and bustling weekly market. The nearby A12 provides convenient access for commuters, while the historic city of Norwich is within easy reach, making Worlingham an ideal location for those seeking a balance of countryside tranquillity and accessibility



Council Tax Band: C



DESCRIPTION

Positioned in a highly sought-after Worlingham location and enjoying a wonderfully private backdrop onto the grounds of Worlingham Hall Woods, this detached bungalow presents four bedrooms, two shower rooms, and a wealth of space ideal for family living. The property opens with a useful porch and welcoming hallway, leading to a bright dual-aspect sitting room complete with feature fireplace, while the generous kitchen and dining room serves as the heart of the home, offering excellent worktop space, an eye-level double oven, five-ring gas hob, and provision for several appliances. The versatile bedroom layout is complemented by two shower rooms, including a light-filled wet room with Velux window. Externally, the property is enhanced by a sizeable rear garden with patios for entertaining, a kitchen garden, pond, established planting, and fruit trees including apple and grapevine, all with exciting potential for further landscaping. With the additional benefits of a garage, off-road parking, and an exceptional setting that combines privacy with convenience, this home offers an outstanding opportunity to create something truly special in one of Worlingham's most desirable addresses.

LIVING AREAS

The bungalow's living spaces are designed with both comfort and practicality in mind. The sitting room, positioned to the left of the entrance hallway, is a bright and inviting space, benefiting from a double aspect that floods the room with natural light. A feature fireplace forms the focal point, creating a warm and cosy atmosphere ideal for relaxing or gathering with family. At the heart of the home lies the generous kitchen and dining room, perfectly suited to everyday living and entertaining. This sociable space offers plenty of worktop surfaces for meal preparation, a built-in eye-level double oven, a five-ring gas hob, and provision for four appliances, ensuring both style and functionality. Spacious enough to accommodate a dining table, it allows family and friends to come together, making it a true hub of the home.

KITCHEN

The kitchen forms the heart of the home, offering a generous and sociable space that easily adapts to both everyday living and entertaining. Designed with practicality in mind, it provides extensive worktop surfaces for food preparation alongside a built-in eye-level double oven and a five-ring gas hob, ideal for those who enjoy cooking. There is also space to accommodate four appliances, ensuring functionality for modern family life. Open to the dining area, the layout

creates a natural hub where family and friends can gather, making it a welcoming and versatile space at the centre of the bungalow.

BATHROOM & SHOWER ROOM

The property is well served by two modern shower rooms, offering both practicality and flexibility for family living or hosting guests. One features a contemporary wet room design, enhanced by a Velux window that floods the space with natural light, creating a bright and airy feel. Both shower rooms are thoughtfully arranged to provide convenience and comfort, ensuring the home is well equipped for a busy household.

BEDROOMS

The bungalow offers four well-proportioned bedrooms, providing flexible accommodation to suit a variety of needs. Each room can be tailored to individual requirements, whether used as comfortable sleeping quarters, a guest room, or even a home office. This versatility makes the layout ideal for families, visiting friends, or those seeking dedicated workspace within the home.

OUTSIDE & GARAGE

The property is approached via off-road parking that leads to a single garage, providing both convenience and storage options. To the rear, the generous garden offers a wonderful variety of spaces to enjoy, with multiple patio areas perfect for outdoor dining, relaxing, or entertaining. A kitchen garden and pond add further interest, while established borders, lawn, and an array of potted plants bring colour and character throughout the seasons. Fruit trees, including an apple tree and grapevines, enhance the garden's appeal and offer a touch of charm. While certain areas would benefit from finishing touches, the outdoor space presents outstanding potential to be transformed into a truly impressive private retreat, all set against the tranquil backdrop of Worlingham Hall Woods for the ultimate in seclusion and privacy.

VIEWING ARRANGEMENT

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889 REF:

OUTGOINGS

Council Tax Band C

SERVICES

Mains gas, electricity, water and sewerage

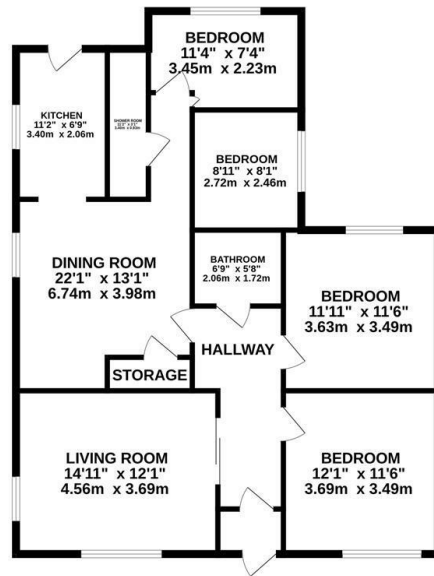
FIXTURES & FITTINGS

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. 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.



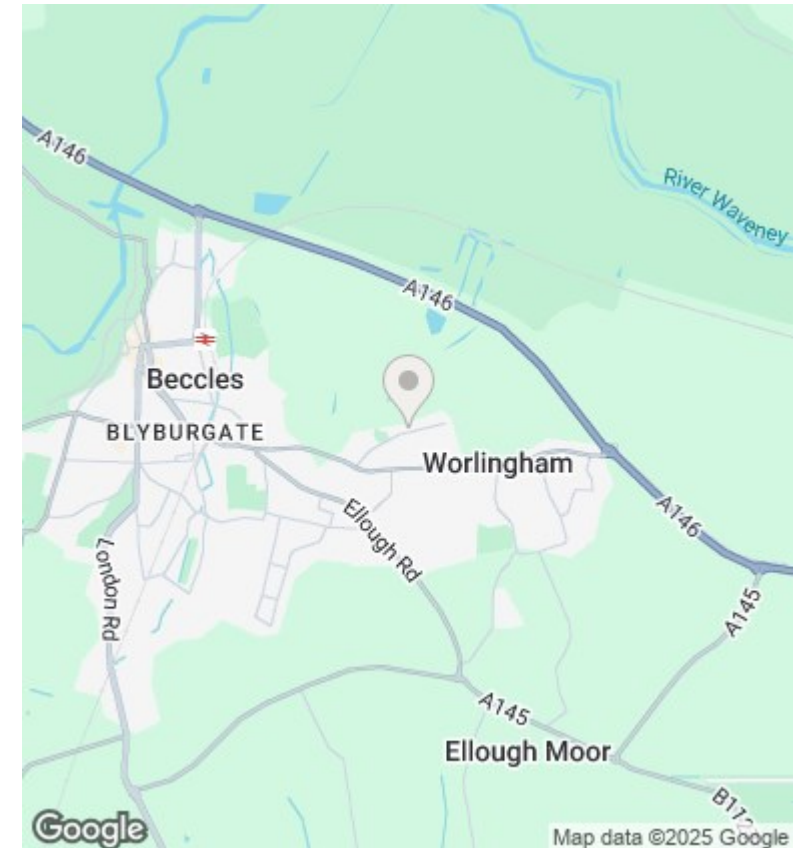
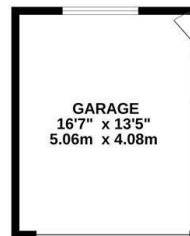


GROUND FLOOR 1289 sq.ft. (119.8 sq.m.) approx.



TOTAL FLOOR AREA: 1289 sq.ft. (119.8 sq.m.) approx.

While 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 Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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		
(69-80) C		
(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