



## Worlingham, Suffolk

Guide Price £275,000

- No Onward Chain
- Modern Fitted Kitchen
- Separate Dining Room
- Two Double Bedrooms
- Off Road Parking Via a Driveway & Garage
- Close to All Amenities
- Large Living Area with Natural Light
- Fully Enclosed Rear Garden

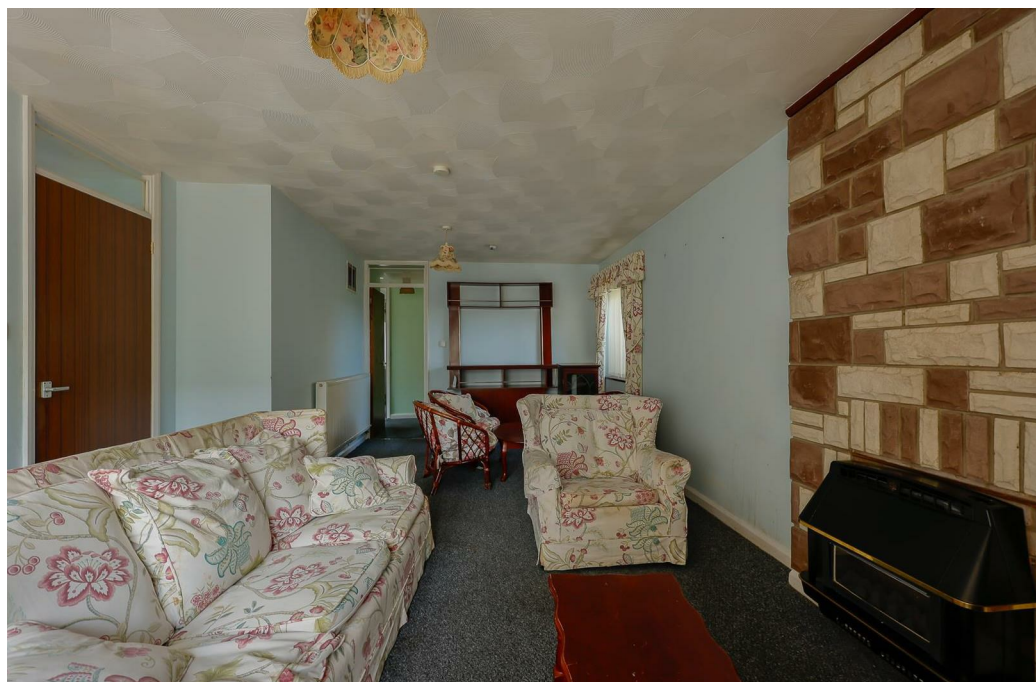


# Coney Hill, Worlingham

Worlingham is a popular commuter-friendly village, It offers a peaceful, family-oriented community atmosphere, excellent primary schooling (the local CEVC has an “Outstanding” Ofsted rating), and handy amenities including a post office, convenience store, pharmacy, salon, and fish & chip shop . With scenic links to the River Waveney and Broads, strong transport connections via the nearby A146, A145, and Beccles railway station. This village combines heritage charm, convenience, and rural appeal, making it a sought after location for all.



Council Tax Band: C



## DESCRIPTION

Step into this delightful detached bungalow nestled in the heart of sought-after Worlingham, where village charm meets countryside tranquillity. Inside, you'll find a spacious living room perfect for relaxed gatherings, accompanied by a separate dining room ideal for family meals or intimate hosting. The sleek, modern kitchen effortlessly blends style and practicality. Both bedrooms are generous doubles, offering peaceful retreats, while the contemporary shower room boasts a convenient walk-in tray. Outside, a long private driveway ensures plentiful parking, while a detached garage adds versatile storage or workspace. The fully enclosed rear garden creates a serene, private haven, perfect for gardening, alfresco dining, or simply unwinding outdoors.

## LIVING AREA

Step into a beautifully proportioned living room that radiates warmth and functionality. With natural light streaming through rear-facing patio doors, the space effortlessly blends indoor comfort with garden views, perfect for alfresco summer mornings or cosy evenings. The layout flows seamlessly through an open archway into the dining room, ensuring easy connections when hosting guests or sharing family moments. Generous in size, bright, and designed for easy entertaining, this living room is truly the heart of the home.

## KITCHEN

The thoughtfully designed modern kitchen that combines style and efficiency. Equipped with an integrated fridge-freezer and freestanding oven and hob, and a dedicated space for a washing machine, this kitchen is ready for day-to-day living. Sleek cabinetry offers generous storage, while clean worktops and contemporary fixtures create a bright, functional environment. Whether you're preparing family meals or hosting friends, this kitchen strikes the perfect balance between practical convenience and inviting design.

## BEDROOMS

Both bedrooms are spacious doubles, each thoughtfully designed for comfort and style. They feature soft fitted carpets underfoot and benefit from generous windows facing the front of the property, ensuring natural light floods in throughout the day. The well-appointed layout offers peaceful retreats, ideal for restful nights, a calm home office, or flexible use.

## SHOWER ROOM

This beautifully appointed shower room features a sleek, low-profile modern shower tray designed for walk-in ease and safety. The contemporary space is complemented by a sink and a conveniently positioned WC, creating a clean, functional layout. With its combination of thoughtful design and practical fixtures, this shower room is both attractive and user-friendly, perfect for everyday comfort.

## OUTSIDE

The property makes a striking first impression with a long concrete driveway providing ample parking space before leading to the detached garage, perfect for sheltering your vehicle, storage, or even a workshop. A concrete seating area sits conveniently close to the patio doors, seamlessly connecting indoor and outdoor living and offering the ideal spot for morning coffee or evening relaxation. Beyond that, steps lead up to a raised lawn, offering a lush green vista, while a dedicated vegetable patch adds a touch of homely charm and opportunities for gardening. The fully enclosed layout ensures privacy and a secure environment for children or pets. Whether you're entertaining, gardening, or simply enjoying the outdoors, the outside space caters beautifully to a variety of lifestyles.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band C

## 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 Ref: 20887/JD.

## 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.

## SERVICES

Mains Gas, Electricity and Water

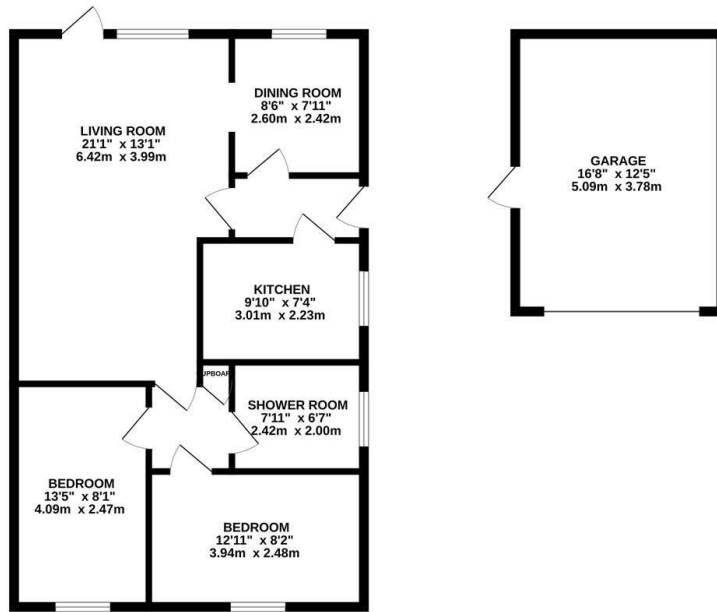








GROUND FLOOR  
933 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan concerned here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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.  
Made with Metropix 2005



## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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)