



Bluebell Way  
Worlingham, Suffolk

M  
M

MUSKER  
McINTYRE  
ESTATE AGENTS



Beccles - 1.4 miles  
Southwold - 11.6 miles  
Norwich - 19.8 miles

**Situated on a popular road, close to schools, shops and a children's play-area, you will find this substantial detached family home occupying a large corner plot. This property boasts four bedrooms, master ensuite, generous living spaces, and garage plus further off-road parking, all with the benefit of being offered chain free.**

**Accommodation comprises briefly:**

Entrance Hall  
Sitting Room  
Dining Room  
Kitchen  
Utility Room  
Ground-Floor WC  
Master Bedroom with Ensuite  
Three Further Double Bedrooms  
Family Bathroom  
Garage



*Bluebell Way, Worlingham, Suffolk*

Stepping under the storm porch and into the front door is an entrance hall with stairs to the first-floor in front of you. Beside the stairs is a cloakroom fitted with WC and wash basin. A door to the left leads into the spacious sitting room, with feature fireplace at it's heart and patio doors to the rear. Across the hall is the separate dining room, another good size room with ample space for a large dining set. The kitchen is fitted with range of floor and wall mounted storage units, and plenty of worktop space. Integrated within you will find a gas hob with extractor and an eye-level oven. In one corner is space for a fridge-freezer and below the counter is space for a dishwasher. A handy utility room sits beside the kitchen fitted with further worktop and storage space, with room for a washing machine and tumble dryer below. Moving upstairs, to the front right of the property is the master bedroom; a large double room with access to an ensuite, equipped with bath, WC and basin. The second and third bedrooms are both double rooms, with the second bedroom benefitting from airing cupboard storage. The fourth bedroom is a good size single room and lastly, the main bathroom is fitted with large corner shower cubicle, WC and hand basin. The single garage is accessed by road from behind the property and a further off-road parking can be found in a hedged area beside the property.

The property is located on a popular road in the village of Worlingham, which has access to schools, a post office, newsagents, pharmacy, hairdresser and chip shop. All the other necessary amenities can be found in Beccles, just a mile or so away, which provides a good variety of shops, supermarkets, restaurants, railway station (with connections to London Liverpool Street via Ipswich), banks, sporting and leisure facilities, schools, doctors, dentists and access to the River Waveney and part of the Broads Navigable Waterways System. The unspoilt Suffolk coastline is a short drive away with the beautiful beaches at Southwold and Walberswick.







### Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Heating: Gas fired central heating  
Water: Mains water  
Drainage: Mains drainage  
Mains electricity

### Local Authority:

East Suffolk Council

**Council Tax Band:** D

**Energy Performance Rating:** D

**Postal Code:** NR34 7BT

### Tenure

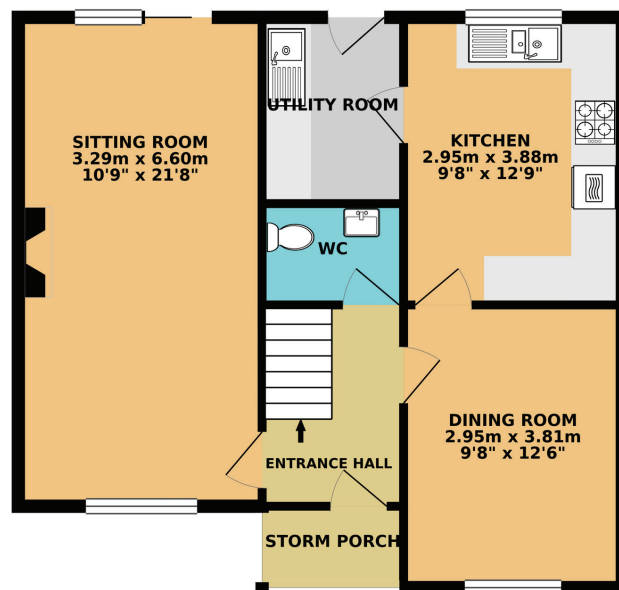
Vacant possession of the freehold will be given upon completion.

### Agents' Note

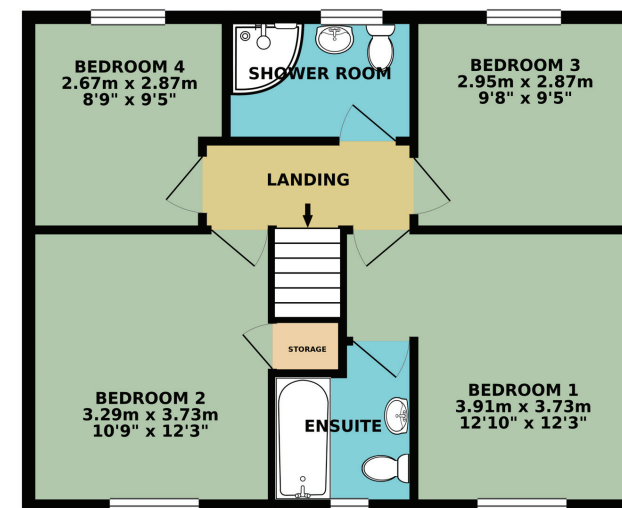
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £290,000**

GROUND FLOOR 59.09 sq. m.  
( 636.01 sq. ft. )



1ST FLOOR 53.75 sq. m.  
( 578.57 sq. ft. )



TOTAL FLOOR AREA : 112.84 sq. m. ( 1214.58 sq. ft. ) 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.  
Made with Metropix ©2019

**To arrange a viewing, or for additional information please call 01502 710180**

OFFICES THROUGHOUT SUFFOLK & NORFOLK

**www.muskermcintyre.co.uk**

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.

A member of **OnTheMarket™** 

Norwich  
Diss  
Bungay  
Loddon  
Halesworth  
Harleston

**01603 859343**  
**01379 644822**  
**01986 888160**  
**01508 521110**  
**01728 888117**  
**01379 882535**

**Beccles Residential Sales**

22 New Market

Beccles

Suffolk NR34 9HD

**Tel. 01502 710180**

**beccles@muskermcintyre.co.uk**