



41, SYCAMORE CLOSE,
WORRINGHAM, BECCLES, NR34 7EP



This charming end-of-terrace home is ideally situated within a popular cul-de-sac in the sought-after village of Worlingham, offering a wonderful blend of comfort and convenience.

The property is entered via a welcoming lobby, which leads into an open-plan sitting/dining room, complete with stairs rising to the first floor. To the rear, the kitchen provides practical workspace and direct access to the garden, making it ideal for both everyday living and entertaining.

Upstairs, the first floor comprises two well-proportioned bedrooms and a family bathroom. The rear-facing bedroom enjoys particularly pleasant views over the garden and mature trees beyond, adding to the home's sense of tranquillity.

Outside, the property benefits from a delightful rear garden—perfect for relaxing or outdoor dining—as well as convenient off-road parking located to the side.

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – B



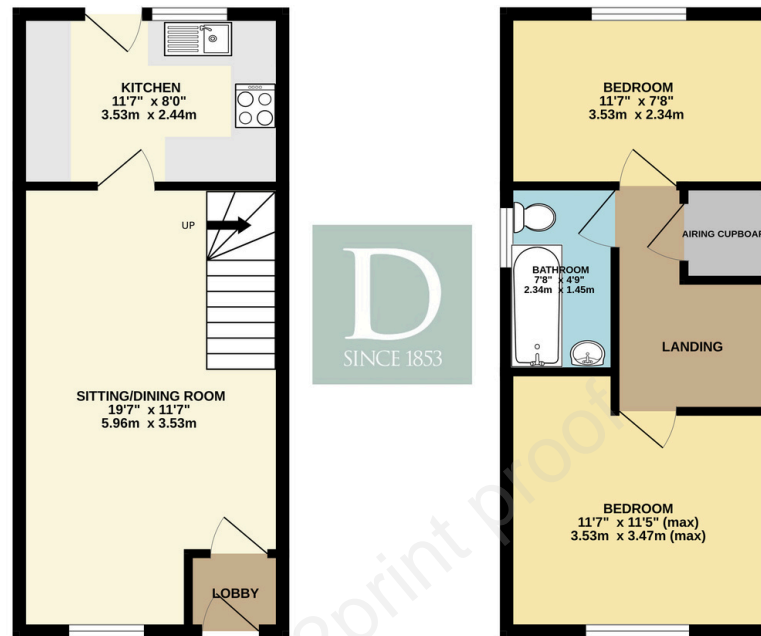


IDEAL FIRST
TIME BUYER/
INVESTMENT

FLOOR PLAN

GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.

1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq ft. (58.2 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 NOTICE

Durrants and their clients give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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