



10 THE FIRS, WORLINGHAM
BECCLES NR34 7DP



Occupying a sought-after cul-de-sac position in the heart of Worlingham, this four-bedroom detached family home presents an excellent opportunity for buyers seeking a property they can modernise and personalise to their own tastes.

Offered with the benefits of gas-fired central heating, double glazing, off-road parking and a single garage, the property enjoys generous accommodation and gardens.

The accommodation is entered via an entrance hall featuring a useful double storage cupboard and an opening leading through to the kitchen. The kitchen overlooks the rear garden and is fitted with a range of wall and base units, whilst a door provides access to the adjoining dining room. The spacious sitting room enjoys two windows to the front aspect, and features stairs rising to the first floor. A further door leads through to the dining room, which benefits from sliding patio doors opening onto the rear garden, making it ideal for family dining and entertaining.

On the first floor, the landing provides access to four well-proportioned bedrooms and a family bathroom.

Externally, the property is approached via a driveway providing off-road parking and leading to a single garage. The front garden is predominantly laid to lawn, with the main entrance

situated to the side of the property. To the rear, the enclosed garden is mainly laid to lawn and complemented by a variety of established plants and shrub borders, offering a pleasant outdoor space with plenty of potential for further landscaping.

This is a rare opportunity to acquire a detached home in a desirable residential location, offering excellent scope for improvement and the chance to create a wonderful long-term family residence.

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

LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – D



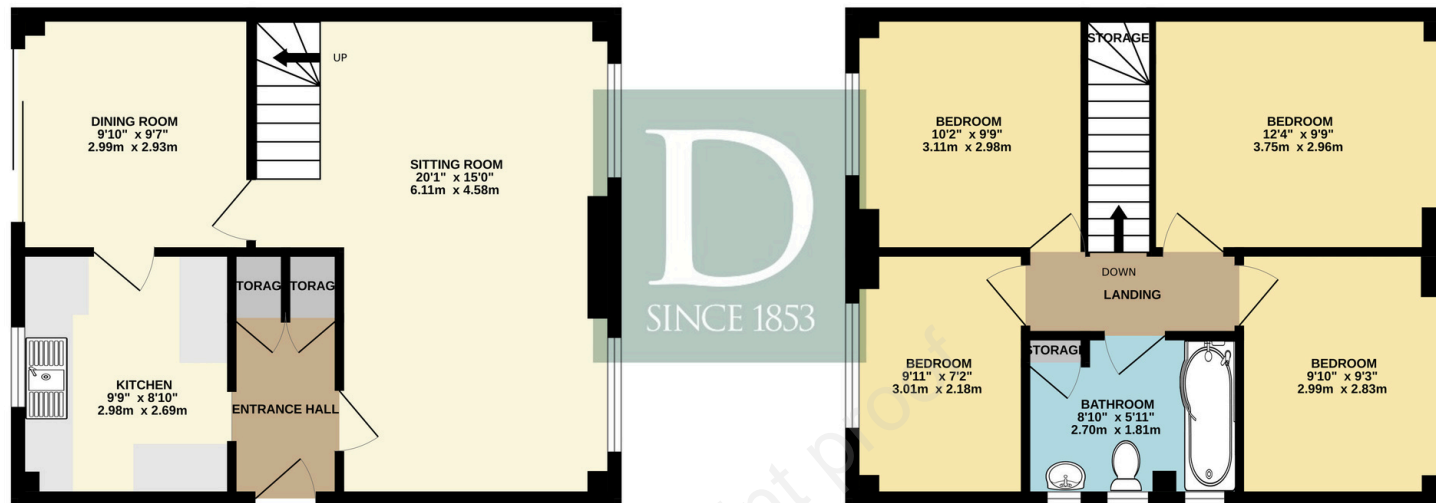


NO ONWARD CHAIN!

FLOOR PLAN

GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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