



Hillrise Close,
Worlingham, Suffolk



**MUSKER
McINTYRE**
ESTATE AGENTS

Hillrise Close, Worlingham

Accommodation comprises briefly:-

- Hallway
- large Sitting Room
- Kitchen
- Bathroom
- Master Bedroom
- Guest Bedroom
- Conservatory
- Rear Garden
- Garage
- Off-Road Parking



Entering the property via the front door we are welcomed in the entrance hall which gives access to all rooms in the property apart from the conservatory which is accessed from the master bedroom. A large sitting room with feature bay window sits to the front of the property with the kitchen positioned just beyond this and gives access to the rear garden. Both bedrooms enjoy views to the rear garden and the garage also has a passenger door again providing access to the garden.

To the front of the property we approach this bungalow via the drive way which provides off road parking, entrance to the garage and access to the side door. The rear garden is mainly laid to lawn and surrounded by mature shrubs.



The property is located in the outskirts of the attractive town of Beccles, a busy market town offering a vast range shops, restaurants, primary and secondary schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.



GROUND FLOOR
917 sq.ft. (85.1 sq.m.) approx.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains drainage, electricity and water connected.
Energy Rating: TBC

Local Authority:

East Suffolk Council
Tax Band: TBC
Postcode: NR34 7BS

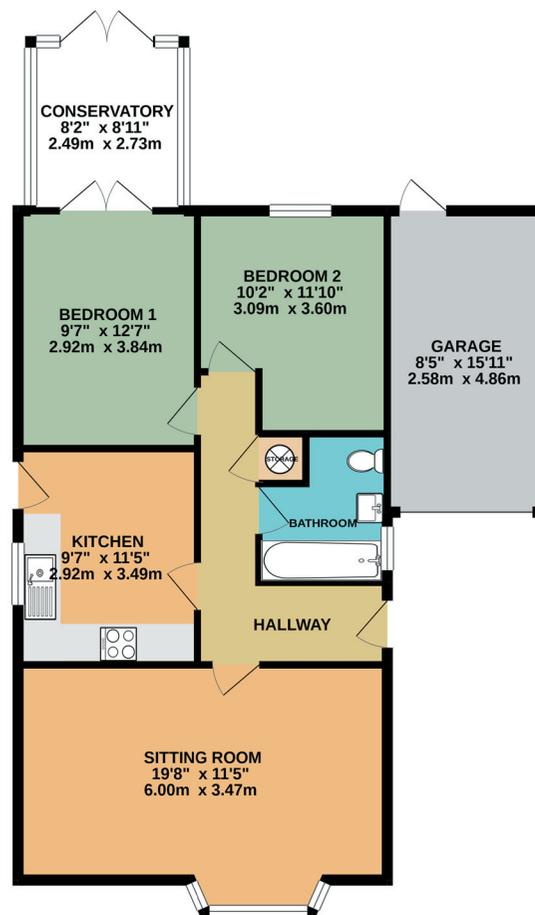
Tenure

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: £220,000



TOTAL FLOOR AREA : 917 sq.ft. (85.1 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.
Made with Metropix i2020

To arrange a viewing, please call 01502 710180

Offices throughout Norfolk & Suffolk:

Bungay	01986 888160
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205

A member of  **OnTheMarket**.com

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.

BECCLES OFFICE

22 Newmarket

Beccles

Suffolk

NR34 9HD

Tel. 01502 710180

beccles@muskermcintyre.co.uk