

£425,000  
Asking Price



## The Laurels

Beccles, NR34 7EU

- Executive detached family home in a highly sought-after village location close to Beccles
- Four generous double bedrooms, including a principal suite with en-suite shower room
- Offered to the market with no onward chain
- Spacious and well-proportioned accommodation throughout

- Excellent built-in storage throughout the home
- Ground floor cloakroom and contemporary family bathroom
- Impressive kitchen/breakfast room with adjoining utility room
- South-facing rear garden backing onto open fields
- Double garage and extensive driveway providing off-road parking for multiple vehicles
- Conveniently located for local schools, shops, amenities and transport links

PAUL  
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### Location - Worlingham

Nestled in Suffolk, the village of Worlingham, located a mere 1.3 miles east of Beccles, presents an attractive residential option. Boasting local convenience shops, well-maintained parks, and the reputable Worlingham Primary School, it caters to families seeking a convenient and close-knit community atmosphere. The serene ambiance of Worlingham, coupled with its proximity to essential amenities, contributes to its reputation as a desirable and welcoming place to reside.

### Entrance Hall

UPVC entrance door & double glazed obscure windows, fitted carpet, radiator and doors opening to the sitting room, cloakroom, kitchen & garage.



### Sitting Room

6.32 x 3.77

Fitted carpet, dual aspect UPVC double glazed windows, x2 radiators, open fireplace, UPVC French doors opening to the gardens and timber French doors open to the dining room.

### Dining Room

3.46 x 3.27

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.



### Kitchen/ Breakfast Room

4.45 x 3.01

Vinyl flooring, dual aspect UPVC double glazed windows, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in double oven, gas hob, extractor hood, space for a dishwasher & a large breakfast table and a doorway opening leads through to the utility room.

### Utility Room

2.80 x 1.73

UPVC double glazed window to the side aspect, vinyl flooring, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, water softener, space for a fridge-freezer, washing machine & tumble dryer and a UPVC door opens to the side aspect.



### Stairs leading to the First Floor Landing

Fitted carpet and doors opening to the bedrooms, bathroom & airing cupboard (housing the water cylinder).



### Bedroom 1

4.25 max x 3.47 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opens to the en-suite shower room.

### En-suite Shower Room

3.48 max x 1.33 max

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet, pedestal wash basin with hot & cold taps. Electric shower set in a cubicle enclosure, extractor fan and tile splash backs.

### Bedroom 2

3.78 x 3.49

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe.

### Bedroom 3

3.85 x 2.74

Fitted carpet, UPVC double glazed window to the rear aspect (field views), loft access and a radiator.

### Bedroom 4

2.94 max x 2.74

Fitted carpet, UPVC double glazed window to the rear aspect (field views), built-in wardrobe and a radiator.



### Bathroom

2.43 x 1.77

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, toilet, pedestal wash basin with hot & cold taps, heated towel rail, p-shape bath tub with hot & cold taps, electric shower set above and a shaving point.







## Outside

The property is approached via a beautifully maintained front garden, predominantly laid to lawn and complemented by a mature feature tree and fully stocked planted borders. A generous driveway provides ample off-road parking for multiple vehicles and leads to the double garage. A paved pathway leads to the storm porch, which shelters the main entrance door, while outdoor lighting enhances the frontage. Gated side access leads through to the rear garden.



Enjoying a desirable south-facing aspect, the rear garden is predominantly laid to lawn and is beautifully landscaped with well-stocked, meticulously maintained borders. Multiple patio areas provide ideal spaces for outdoor dining and entertaining, while a fully insulated workshop with power, extensive electrical sockets and LED lighting provides a versatile space ideal for hobbies, DIY or home working. A separate garden tools shed is discreetly positioned to the side of the house, with outdoor lighting and an external water tap adding to the garden's practicality. The garden is fully enclosed by panel fencing and benefits from a private, non-overlooked rear aspect, backing onto open fields to create a peaceful and picturesque setting.



## Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







Tenure: Freehold  
Council Tax Band: E  
EPC Rating: D TBC  
Local Authority: East Suffolk Council

Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            | 78        |
| (55-68) D                                   | 68                         |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

GROUND FLOOR



1ST FLOOR



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 not 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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