

£400,000  
Asking Price



## Ash Tree Close

Worlingham, Beccles, Suffolk

- Executive detached family home
- Set on a sought-after, tree-lined cul-de-sac in the popular Worlingham area
- 4 good size bedrooms
- Spacious lounge & separate dining room
- UPVC double glazing
- Chain free
- Generous West facing rear garden
- Off road parking for multiple vehicles
- Double garage
- Close to local amenities, shops & schools







### Entrance Hall

Composite entrance door to the front aspect, fitted carpet, radiator, large under-stair storage cupboard, doors opening to the sitting room, dining room & cloakroom and stairs lead up to the first floor landing.

### Cloakroom

1.64 x 1.37

Fitted carpet, UPVC double glazed obscure window to the side aspect, radiator, part-tiled walls, toilet and a pedestal wash basin with hot & cold taps.

### Sitting Room

5.37 x 4.28

Fitted carpet, UPVC double glazed bay window to the front aspect, radiator and a feature fireplace.



### Dining Room

4.29 x 3.60

Fitted carpet, radiator, UPVC French doors opening to the rear garden and a sliding door opens to the kitchen.

### Kitchen

3.47 x 3.32

Vinyl flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, tile splash backs, inset composite sink & drainer with mixer tap, built-in double oven, ceramic hob & extractor hood and a door opens into the utility room.

### Utility Room

4.72 max x 2.70 max

Vinyl flooring, radiator, UPVC double glazed window to the rear aspect, base units, laminate work surface, inset stainless steel sink & drainer with mixer tap, space for a fridge-freezer, washing machine & tumble dryer and doors opening to the front exterior & into the garden room.



### Lean To

Concrete floor, UPVC double glazed window to the rear aspect, a UPVC door opens to the rear garden and a timber door opens to the double garage.

### Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed obscure window to the side aspect, radiator, loft access and doors opening to bedrooms 1-4, an airing cupboard & the family bathroom.

### Bedroom 1

4.50 max x 3.55 max

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



### En-suite Shower Room

2.47 x 1.77

Fitted carpet, tiled walls, UPVC double glazed obscure window to the rear aspect, radiator, toilet, wash basin set into a vanity unit with hot & cold taps and a mains-fed shower.

### Bathroom

2.48 x 1.65

Fitted carpet, UPVC double glazed obscure window to the side aspect, radiator, toilet, pedestal wash basin with both hot & cold taps and a panelled bath with a mixer tap & a hand-held shower attachment.



### Bedroom 2

3.42 x 3.50

Fitted carpet, x2 UPVC double glazed windows to the front aspect, radiator and x2 built-in wardrobes.

### Bedroom 3

3.36 max x 3.49 max

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

### Bedroom 4

3.51 x 2.03

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

### Outside

To the front, the property features a well-maintained lawn bordered by mature shrubs and trees, with a pathway leading to the main entrance. A brick weave driveway to the side provides ample off-road parking for multiple vehicles and leads to the double garage. An additional entrance into the utility room, ideal for bringing in pets or muddy boots, sits beneath an archway, offering practical day-to-day access. Gated side access leads to the rear garden.

The generous west-facing rear garden is mainly laid lawn, complemented by mature trees, established planting, and decorative raised planters. A paved patio area provides the perfect space for outdoor dining and relaxation, all fully enclosed by panel fencing.

### Double Garage

5.30 x 4.43

The spacious double garage offers excellent versatility, featuring lighting, power sockets, and a large up-and-over door to the front. A pedestrian door provides internal access via the lean-to, making it ideal for both parking and additional storage.

### 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.






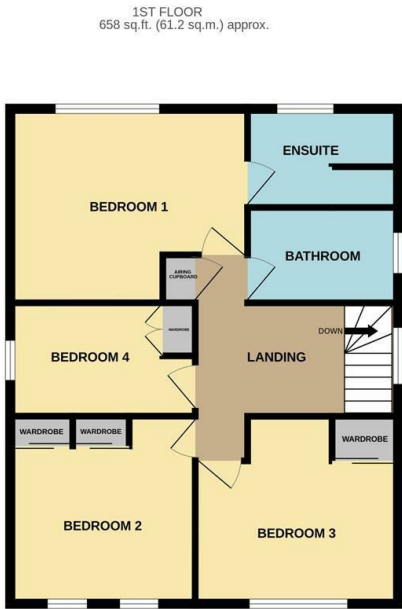
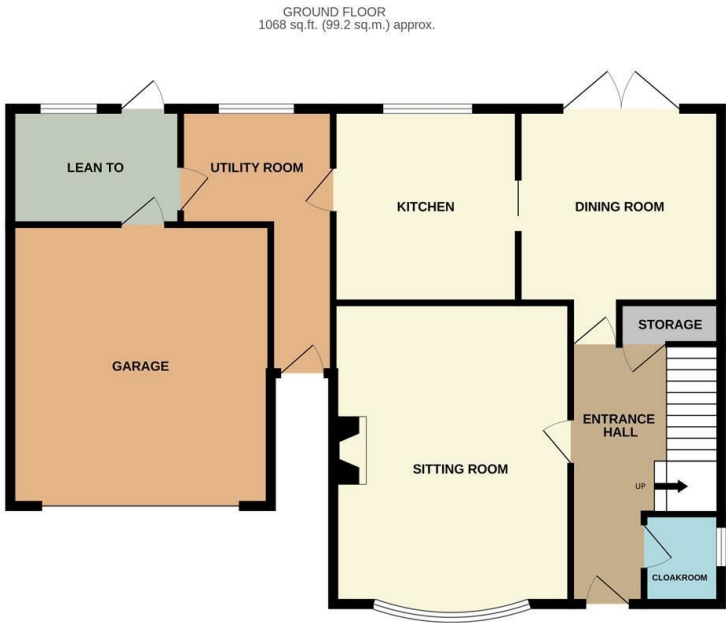






Tenure: Freehold  
 Council Tax Band: E  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

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



TOTAL FLOOR AREA : 1726 sq.ft. (160.4 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 ©2025

Paul Hubbard Estate Agents  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

Contact Us  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements