



**9 Sheridan Walk**  
Worlingham, Beccles, NR34 7AS  
**£280,000**

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## 9 Sheridan Walk, Worlingham, Beccles, Suffolk, NR34 7AS

Nestled in the charming area of Worlingham, Beccles, this delightful detached bungalow on Sheridan Walk offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for relaxation and entertaining guests. The inviting layout is ideal for both quiet evenings at home and lively gatherings with family and friends. This home is perfect for those seeking a low-maintenance lifestyle without compromising on space or style.

Surrounded by the picturesque scenery of the Suffolk countryside, this property is ideally located for those who appreciate the tranquillity of suburban living while still being within easy reach of local amenities. The vibrant town of Beccles, with its array of shops, cafes, and recreational facilities, is just a short distance away, making this an excellent choice for both families and retirees alike.

In summary, this charming bungalow on Sheridan Walk presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location. With its generous living spaces and inviting atmosphere, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.





### HALLWAY

uPVC double glaze door, storage cupboard, airing cupboard with boiler inside, loft hatch with ladder - loft partially boarded, radiator and coved ceiling.

### SITTING ROOM

uPVC double glaze window to front aspect, arch way opening into dining room, radiator and coved ceiling.

### DINING ROOM

uPVC double glaze window to front and side aspect, serving hatch window into kitchen, storage cupboard and radiator.

### KITCHEN

uPVC double glaze window into lean to, cupboards and drawers under, cupboards above, worktop space, sink with drainer, tile splash back, coved ceiling.

### UTILITY

uPVC double glaze door to front and rear access, power, water and lighting.

### BEDROOM 1

uPVC double glaze window to rear aspect, radiator and coved ceiling.

### BEDROOM 2

uPVC double glaze window to rear aspect, radiator and coved ceiling.



## BATHROOM

uPVC double glaze frosted window to side aspect, low level WC, hand wash basin, bath with electric shower above, extractor fan, radiator and coved ceiling.

## OUTSIDE

To the front, brick weave driveway with ample parking, access to front door, lean to and rear garden. To the rear, fully enclosed with fencing surround, mainly laid to lawn with shingle areas, borders, raised beds, Path, patio areas, standings for greenhouse and shed.

## TENURE

Freehold

## COUNCIL TAX BAND

B

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: ADSL - Could achieve speeds of Ultrafast 2000mbps

\* Mobile: EE, THREE, VODAFONE 02 ALL LIKELY

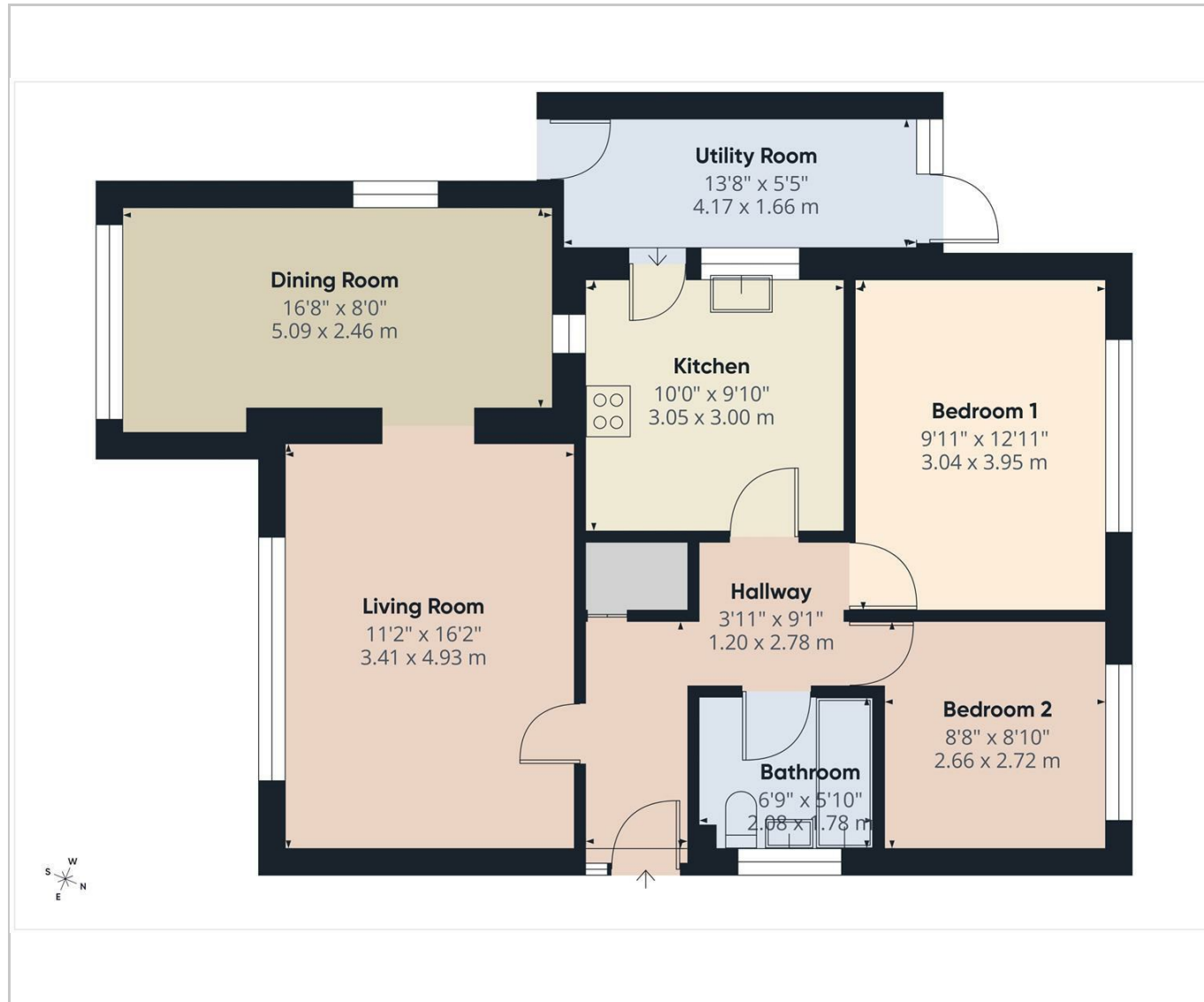
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.





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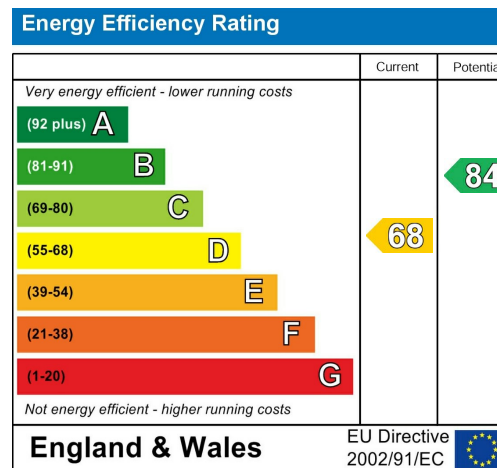
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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