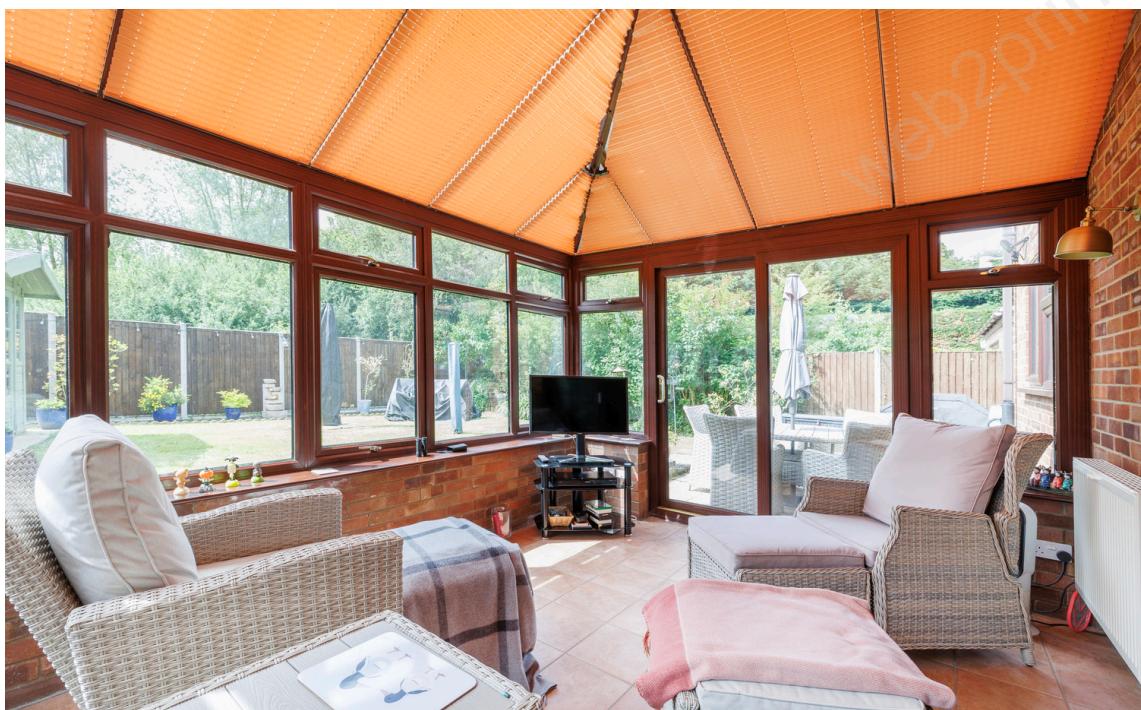




10 CHERRY HILL CLOSE  
WORLINGHAM, BECCLES, NR34 7EG



Tucked away at the end of a well regarded cul-de-sac, this four-bedroom family home enjoys a peaceful setting with woodland and parkland to the rear, offering a wonderful blend of privacy and natural surroundings.

**The property opens to a spacious hallway with a convenient ground-floor WC and access to an inner hall with stairs rising to the first floor.**

At the front of the home, the light-filled sitting room overlooks the close and flows through double doors into the formal dining room—ideal for entertaining. Beyond, a charming conservatory provides views and access to the rear garden, creating a seamless connection to the outdoors.

The well-appointed kitchen is fitted with a range of units and sits adjacent to the dining area. A door leads through to the utility room, which offers access to both the garden and the integral single garage.

Upstairs, the first-floor landing leads to four comfortable bedrooms and a modern family bathroom.

Outside, the property is set back from the road, featuring an open lawned front garden and a driveway providing off-road parking and access to the garage. The fully enclosed rear garden is mainly laid to lawn, complemented by mature shrub borders and a paved patio.

area perfect for outdoor dining.

A perfect family home in a desirable location—early viewing is highly recommended.

#### **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.

#### **VIEWING**

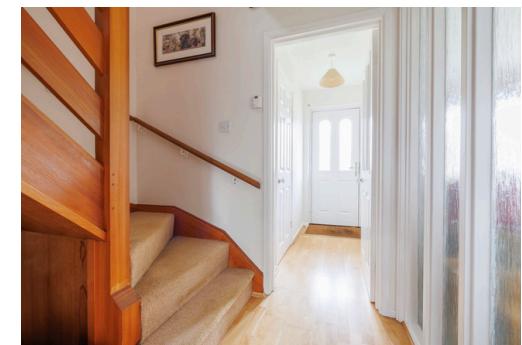
Strictly by appointment with the agent's Beccles Office.

#### **LOCAL AUTHORITY**

East Suffolk Council. Council Tax Band – D



D

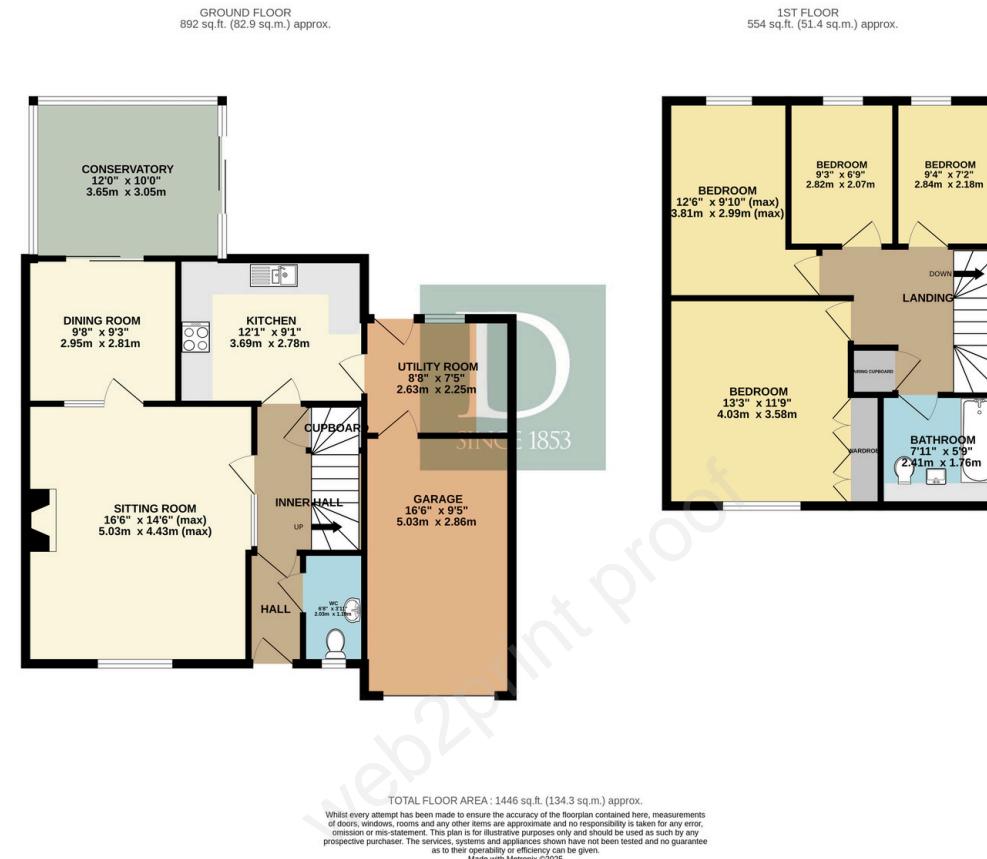


CUL-DE-SAC  
LOCATION





## FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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