



11 OAK AVENUE  
WORLINGHAM, NR34 7DN



An attractive detached bungalow in a highly desirable setting, backing onto the grounds of Worlingham Hall.

Occupying well regarded position on Oak Avenue, this welcoming detached bungalow offers comfortable single-storey living in a tranquil and established residential area.

A side entrance hall leads to all principal rooms. The kitchen is fitted with a good range of units and provides access through to the dining room. This in turn opens into a sitting room, beautifully enhanced by a wood-burning stove and enjoying views of the rear garden.

There are three bedrooms positioned to the side and front of the property, offering versatility for sleeping accommodation, a study, or hobbies. A modern shower room serves the bedrooms.

The property is set back from the road, with a driveway to the side leading to a garage complete with a useful workshop area. To the rear, the enclosed garden is exceptionally well cared for and provides a delightful outdoor space, perfect for relaxation and entertaining.

### 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 – C





NO  
ONWARD  
CHAIN

## FLOOR PLAN

GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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.  
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### CONTACT US

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