



22 Pepys Avenue, Worlingham

Beccles



Minors & Brady

22 Pepys Avenue

Worlingham, Beccles

A turn-key four-bedroom detached home in Worlingham, recently renovated to offer a modern, high-spec finish throughout. Herringbone flooring flows through the ground floor, connecting a stylish open-plan kitchen and dining area with a versatile living room and a converted garage, perfect for a playroom, home office, or informal lounge. The master suite flaunts a private en-suite, while the remaining bedrooms and family bathroom are equally well-appointed. Outside, a south-facing garden provides a private space for relaxing or entertaining. Ready to move into, this turn-key home combines style, comfort, and practicality for modern family life in one of Worlingham's most sought-after locations.



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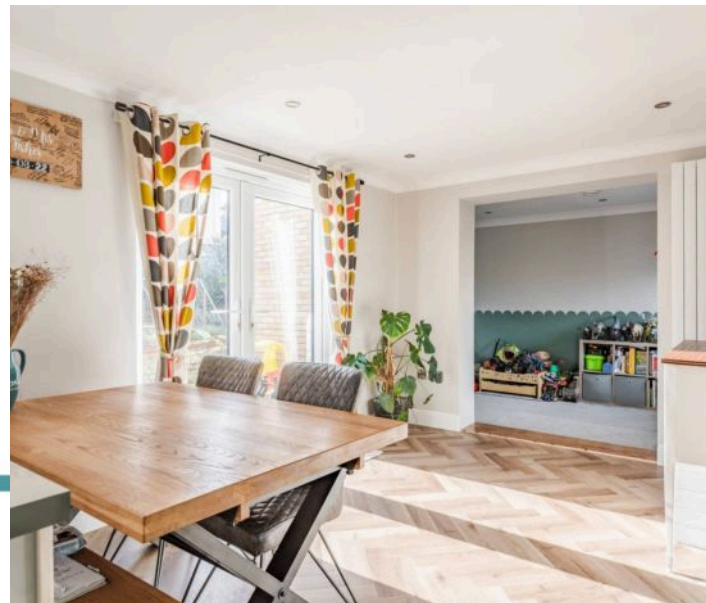


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- Four-bedroom detached residence proudly positioned in the village of Worlingham, moments away from the market town of Beccles
- Turn-key condition, showcasing beautifully presented accommodation that can easily adapt to your own preferences and style
- Expansive kitchen and dining area designed for effortless entertaining, with space for both family meals and social gatherings
- Modern gloss kitchen fitted with integrated appliances including oven, gas hob, dishwasher, and fridge/freezer, complemented by a practical utility room
- Light-filled living room with a charming bay window, stylish media wall, and a brick fireplace with inset wood burner, perfect for cosy evenings
- Converted garage offering flexible space, currently used as a playroom but equally suited to a home office, gym, or informal lounge
- Master suite designed with elegant panelling, contemporary pendant lighting, and a newly fitted en-suite shower room
- Three further bedrooms generously proportioned and served by a family bathroom refurbished to a high standard, blending practicality with style
- South-facing garden thoughtfully landscaped to create a series of distinct zones, ideal for relaxing, dining, or outdoor play, while remaining low-maintenance
- Set within one of Worlingham's most desirable residential locations, close to excellent schools, local shops and transport links



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Location

Pepys Avenue is located in the village of Worlingham, a desirable residential area immediately east of the market town of Beccles. Its position offers the best of both worlds: the tranquillity of a Suffolk village combined with convenient access to the shops, services, and social life of a busy market town just over a mile away. Within Worlingham, residents can access a small cluster of essential amenities including a convenience store with Post Office, a pharmacy, a hair and beauty salon, and a takeaway, providing day-to-day necessities within walking distance. For schooling, Worlingham Church of England Voluntary Controlled Primary School serves younger children, while older pupils typically attend Sir John Leman High School in Beccles, making the area especially appealing for families.

Transport connections are practical and varied. Local bus services link the village with Beccles, Lowestoft, and surrounding communities, while Beccles railway station, only a short drive or cycle away, provides regular services along the Ipswich–Lowestoft line, supporting both commuting and leisure travel. Road access is straightforward, with the nearby A146 providing a direct route to Norwich to the north and the Suffolk coast to the south, making weekend trips and commuting easy.



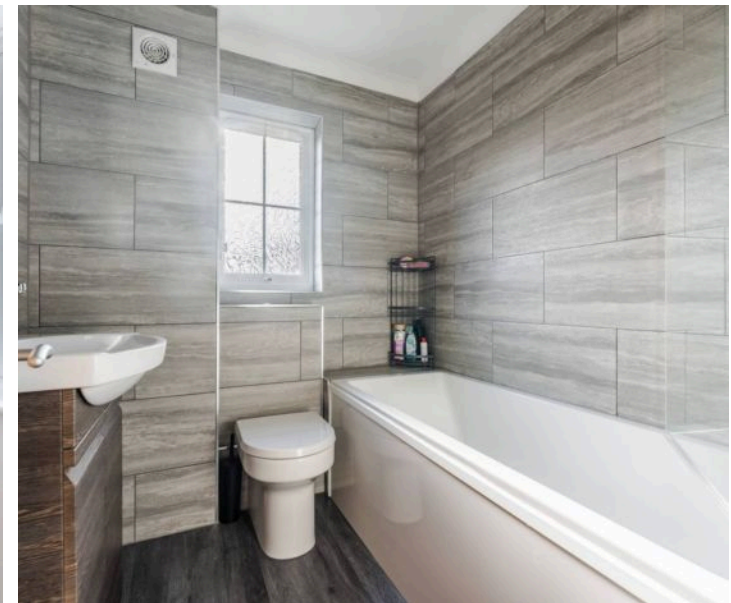
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Stepping through the entrance, a welcoming hallway sets the tone for the home's thoughtful design. Herringbone flooring downstairs adds warmth and sophistication throughout the living areas. To the rear, a spacious open-plan kitchen and dining area provides the perfect setting for both family life and entertaining. Fitted with sleek gloss cabinetry, an integrated oven, gas hob, dishwasher, fridge/freezer, and complemented by a practical utility room, the kitchen flows seamlessly into the dining space, with direct access to the beautifully landscaped, south-facing garden. The converted garage now serves as a versatile additional reception room, ideal as a playroom, home office, or informal lounge.

At the front, a separate living room exudes character and comfort. A bay window invites natural light, while a brick fireplace with an inset wood burner and a stylish media wall create a relaxing environment. A contemporary downstairs WC completes the ground floor.



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Upstairs, four well-proportioned bedrooms offer the utmost comfort and privacy. The master suite is a true highlight, featuring elegant panelling, pendant lighting, built-in wardrobes and a newly fitted en-suite shower room. The remaining bedrooms are served by a generous family bathroom, refurbished to a high standard with a modern three-piece suite and quality finishes.

Outside, the property continues to impress. The south-facing garden has been thoughtfully designed with both style and practicality in mind. Sectioned into distinct areas, it begins with a large patio immediately accessible from the kitchen, perfect for seating arrangements, alfresco dining, or entertaining guests. Steps lead up to a laid-to-lawn area, bordered by carefully planted beds. Further steps ascend to a shingle area, ideally suited for children's play equipment, a storage shed, or a summerhouse, offering both flexibility and privacy. Low-maintenance landscaping ensures the garden remains easy to care for while providing a beautiful backdrop for family life. The front of the property there is a driveway providing off-road parking for three vehicles.

Agents note

Freehold

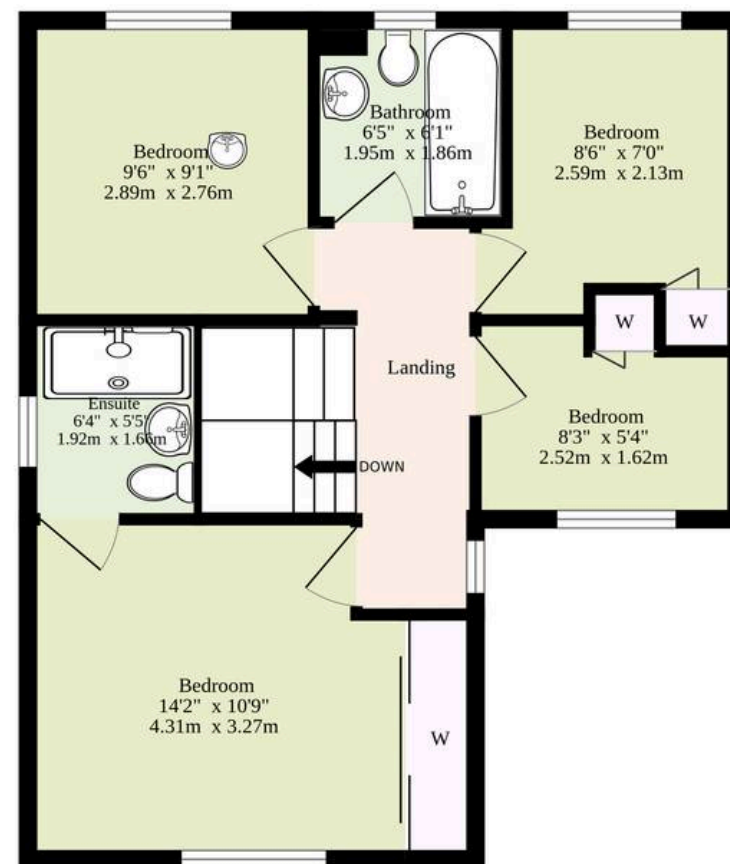


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Ground Floor
658 sq.ft. (61.1 sq.m.) approx.



1st Floor
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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.

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