



Tinahely Lowestoft Road, Worlingham

Beccles



Minors & Brady

Tinahely Lowestoft Road

Worlingham, Beccles

Positioned within the well-regarded village of Worlingham, this substantial detached home offers a generous and adaptable layout, ideal for families seeking space both inside and out. Set within a peaceful setting and occupying a mature plot, the property presents an excellent opportunity to modernise or reconfigure to suit individual requirements, while already providing a comfortable and well-balanced home. The size of the plot and the arrangement of the accommodation create a real sense of space, both internally and externally, making it a property that can easily grow and adapt over time.

Its village setting further enhances the appeal, offering a quieter pace of life while still remaining within easy reach of nearby amenities. With no onward chain, it also offers a straightforward purchase for those looking to move without delay.



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Worlingham, Beccles

- Offered with no onward chain, making it an ideal opportunity for a straightforward purchase
- Substantial detached family home set within a desirable village location, offering generous and flexible accommodation throughout
- Spacious living room with a bright dual aspect, creating a comfortable and inviting main reception space
- Separate dining room and kitchen, with adjoining utility room and ground floor WC, supporting practical day to day living
- Versatile layout with multiple reception areas, allowing scope for reconfiguration or a more open plan arrangement if desired
- Four well proportioned bedrooms and three bathrooms, providing excellent space for family living and guests
- Principal bedroom suite featuring a walk in wardrobe and en suite facilities, creating a private and well appointed space
- Mature and well established garden with fruit trees and greenhouse, perfect for keen gardeners and outdoor enjoyment
- Detached garage suitable for storage, workshop use, or hobbies, alongside a large driveway providing ample off road parking
- Peaceful position within the village of Worlingham, enjoying a sense of privacy and nearby countryside surroundings



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Location

Situated along Lowestoft Road in the village of Worlingham, Tinahely enjoys a well-connected setting just a short distance from the market town of Beccles. Worlingham offers a strong sense of community along with local amenities, including schooling and village facilities, while Beccles provides a wider range of supermarkets, independent shops, cafés, and healthcare services. The area benefits from convenient road links to Lowestoft, Great Yarmouth, and Norwich, making it suitable for both local travel and commuting.

The surrounding area is known for its attractive countryside and access to the Norfolk Broads, offering a variety of outdoor activities including walking, cycling, and boating. With nearby riverside walks and open green spaces, this location provides a balance of day-to-day convenience and access to scenic natural surroundings.

Lowestoft Road

Stepping inside, the entrance hall leads through to a spacious living room, filled with natural light and offering a welcoming setting for everyday living. A real focal point of this room is the striking brick-built fireplace, featuring a recessed log burner set within an arched opening, flanked by additional alcoves that add both character and potential for display or storage.



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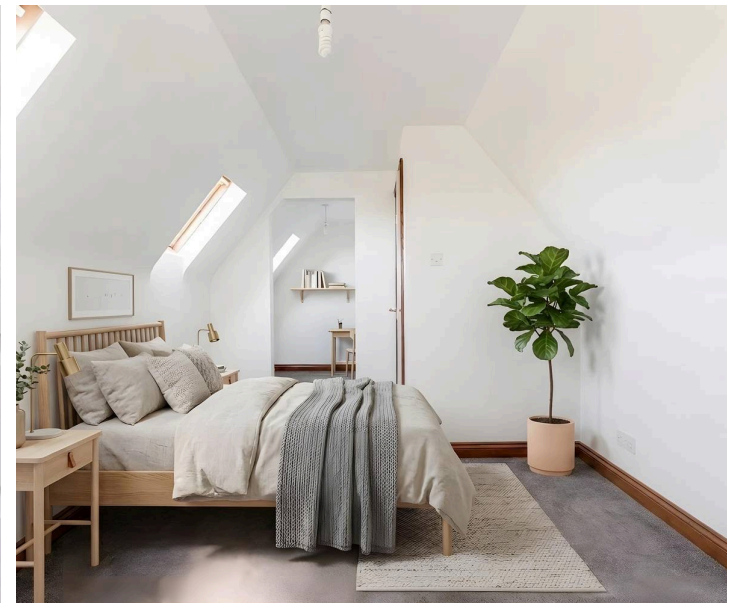
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The scale and design of this feature give the room a strong sense of identity, while the overall space easily accommodates a variety of seating arrangements. A separate dining room provides the perfect space for family meals or entertaining, while the kitchen is complemented by a utility room and ground floor WC, adding practicality to the layout. The overall ground floor arrangement offers clearly defined spaces, with scope to open up or rework if a more contemporary layout is desired.

The ground floor also includes two well sized bedrooms and a family bathroom, offering flexibility for guests, multigenerational living, or additional reception space if required. This level of adaptability is a key feature of the home, allowing it to evolve with changing needs.

Upstairs, the property continues to impress with further generous accommodation. The principal bedroom is a standout feature, benefitting from a walk in wardrobe and en suite, creating a comfortable and private retreat. An additional bedroom is served by its own en suite shower room and adjoining dressing area, providing further versatility and ideal guest accommodation.



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Externally, the property sits within a mature and well established plot, with gardens that offer a peaceful and private outdoor setting. Fruit trees and a greenhouse add to the appeal for those with an interest in gardening, while there is ample space for seating, entertaining, or simply enjoying the surroundings. A large driveway provides off road parking for multiple vehicles, alongside a detached garage that is well suited to storage, workshop use, or hobbies. Combining space, flexibility, and a sought after village location, this is a home with plenty of potential to make your own.

Agents Notes

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

Freehold, connected to mains water and electricity.

Council tax band - E

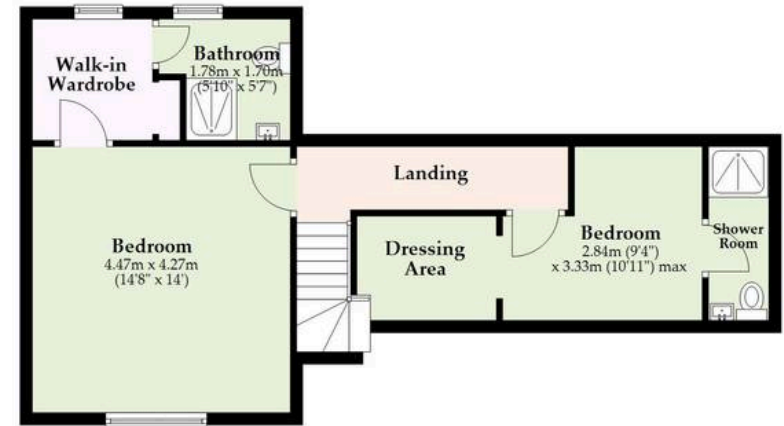


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Ground Floor
Approx. 128.9 sq. metres (1387.3 sq. feet)



First Floor
Approx. 50.1 sq. metres (539.2 sq. feet)



Total area: approx. 179.0 sq. metres (1926.5 sq. feet)

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.
Plan produced using PlanUp.

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