



58 Rowan Way, Worlingham

Beccles



Minors & Brady

58 Rowan Way

Worlingham, Beccles

Tucked away at the end of a peaceful cul-de-sac, this detached bungalow immediately feels like a home designed for easy, comfortable living, offering generous interiors, excellent practicality and a beautifully tended wrap-around garden. Set on a wide plot with a double-width driveway, detached double garage and neatly kept frontage, it opens into a welcoming entrance hall leading through to well-arranged accommodation. A fitted kitchen with adjoining utility room, a spacious living room with a decorative fireplace, a formal dining room and a bright conservatory provide flexible reception space, while three double bedrooms, including a principal with en-suite, and a large family bathroom complete the layout. Outside, the private wrap-around garden offers established planting, seating areas, a summerhouse and a timber shed, creating an inviting setting in this friendly Suffolk village.



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- Proudly positioned on a generous-size plot at the end of a quiet cul-de-sac, this detached bungalow promises a friendly, community feel in the Suffolk village of Worlingham
- Strong kerb appeal showcasing a double-width driveway providing off-road parking, a detached double garage for parking or storage, and beautifully maintained front gardens
- Kitchen equipped with cabinetry, an integrated double oven, a ceramic hob and under-counter areas for your own appliances, featuring a functional utility room
- Spacious living room with a focal point of a decorative fireplace, with two-sets of internal double doors that connects to the dining room and the conservatory
- The light-filled conservatory is a wonderful addition to the home, extending the reception space and offers panoramic views of the garden
- Three double bedrooms, each with built-in wardrobes, whilst the principal bedroom also offers a private en-suite shower room
- Large family bathroom comprising of a classic three-piece suite and fully-tiled walls
- A private, wrap-around garden that is perfect for outdoor leisure and activities, with seating areas, a laid to lawn, established beds, colourful planting, a summerhouse and a timber shed
- Easy access to village amenities, as well as the market town of Beccles for a wider range of shops, education options and transport links



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Worlingham

Rowan Way sits in a calm residential corner of Worlingham, surrounded by tidy streets, established homes and easy pedestrian routes through the village. The setting feels practical and settled, with Beccles close enough to give you all the amenities of a market town without losing the quieter pace of village living. Everyday shopping is simple: One Stop on Hillside Avenue is the nearest convenience store, while the main supermarkets in Beccles, Tesco Superstore, Morrisons, Lidl, and Roys of Beccles, are all within a short drive.

Families have strong education options nearby, including Worlingham Primary School in the village and Beccles Primary Academy, Beccles High School, and Sir John Leman High School in Beccles. Transport links are straightforward, with Beccles railway station offering services towards Lowestoft and Ipswich, and regular buses running along the A146. Altogether, Rowan Way offers a relaxed, well-connected base with quick access to shops, schools and the wider lifestyle of the Waveney area.



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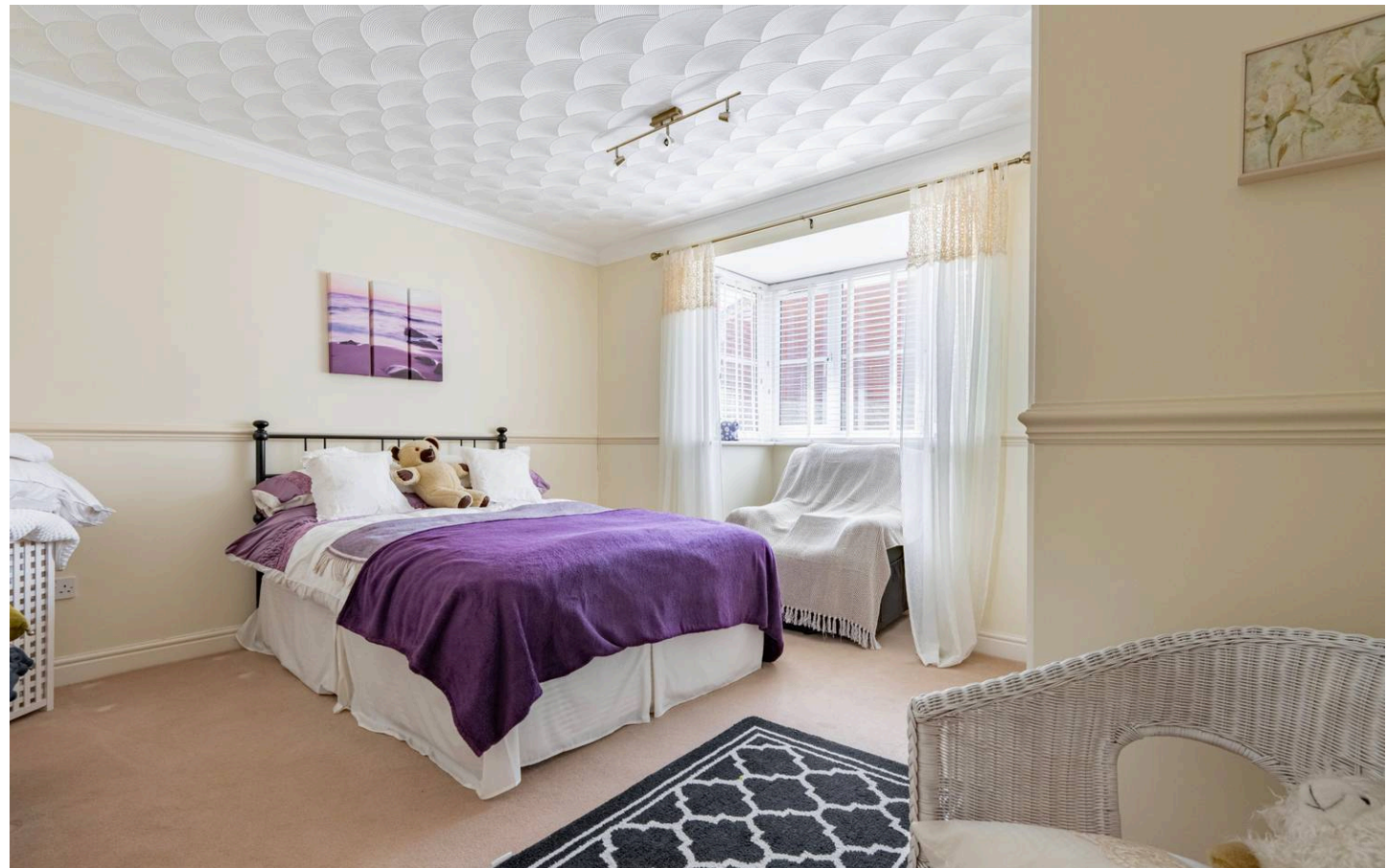
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Set at the end of a quiet cul-de-sac in the well-connected village of Worlingham, this detached bungalow presents an appealing blend of space, comfort and practicality. Enjoying a generous plot and strong kerb appeal, the property is approached via a double-width driveway leading to a detached double garage, with neatly tended front gardens framing the approach.

A welcoming entrance hall opens into an inner hall with a useful storage cupboard, creating a natural flow through the home. The well-appointed kitchen offers fitted cabinetry, an integrated double oven, ceramic hob and under-counter appliance spaces, complemented by a functional utility room that keeps day-to-day tasks neatly out of sight.

The spacious living room forms the heart of the home, centred around a decorative fireplace and enhanced by two sets of internal double doors. These open into the formal dining room and the conservatory, allowing the reception areas to be used either independently or as one generous, connected space. The conservatory is a particularly attractive feature, filled with natural light and providing panoramic views across the garden, an ideal spot for relaxing or entertaining.



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There are three well-proportioned double bedrooms, each with built-in wardrobes. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a large family bathroom featuring a classic three-piece suite and fully tiled walls.

The wrap-around garden offers excellent privacy and a choice of areas for outdoor enjoyment. Established beds, colourful planting and a lawned section create an inviting backdrop, while seating areas, a summerhouse and a timber shed add both charm and practicality.

Overall, this is a well-balanced home offering generous single-storey living, attractive gardens and a peaceful cul-de-sac setting, an appealing opportunity within a friendly Suffolk village.



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Ground Floor

Approx. 158.3 sq. metres (1704.0 sq. feet)



Total area: approx. 158.3 sq. metres (1704.0 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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