



## 9 ST BENEDICT'S CLOSE

Toft Monks, Beccles, Suffolk, NR34 0HN

Offers in excess of £575,000

**BROWN & CO**

# 9 ST BENEDICT'S CLOSE

Toft Monks, Beccles, Suffolk, NR34 0HN

**A substantial detached house in a quiet village location close to Beccles.**

## DESCRIPTION

No. 9 St. Benedicts Close comprises an attractive detached house beautifully positioned in a cul-de-sac location in the sought-after village of Toft Monks. The property offers well-arranged accommodation on two floors and has been extensively improved by the current owners who have been great custodians to the house during their 19 years of ownership.

The property is approached to the front into a spacious and light reception hall which enjoys access to the principal ground floor rooms. The dual aspect sitting room is a delightful space with a feature fireplace and French doors out to the gardens. The kitchen breakfast room has been meticulously planned to offer a central island and a range of integrated appliances. A useful utility room is off the kitchen and offers access to the side of the property. Further rooms to the ground floor include a dining room and cloakroom.

To the first floor there are four double bedrooms and a family bathroom located off a spacious main landing. The principal bedroom enjoys an en-suite and large semi-fitted free-standing wardrobe and bedrooms three has a fitted wardrobe,

No. 9 St Benedicts Close is approached from the east into a large brick weave driveway with parking provided for several vehicles. The double garage has two electric roller doors and enjoys power and light. The gardens and grounds to the rear can be accessed from both sides of the property and are particularly attractive with great care and attention being displayed to create a charming setting with deep flower and herbaceous borders.



The gardens are mainly laid to lawn and are fully enclosed by panel fencing, there is a secret area of garden to the north which provides a lovely space for a kitchen garden. The grounds are completed with two useful garden sheds, one of which is attached to the side of the garage which will be remaining with the property and access is available to the double garage from the rear.

Services – Mains water, mains electricity, oil fired central heating, private drainage system (more information on the system can be found through the selling agent).

## LOCATION

Toft Monks is a South Norfolk village situated about 20 miles from Norwich, 4 miles from Beccles on the River Waveney and about 11 miles from Great Yarmouth. There are a wide range of shops and amenities including schools in nearby Beccles and Toft Monks is an ideal location for boating and fishing enthusiasts with the easy access to the river Waveney.

## DIRECTIONS

Leave Norwich via the A146 Beccles Road and continue almost as far as Beccles. At the roundabout by the petrol filling station and the McDonalds restaurant, take the first exit onto the A143 and continue to Toft Monks, just before the White Lion pub take the turning for Mardle road and then take the next left into St Benedicts Close. The property will be on the right-hand side.

## AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871







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# St. Benedict's Close, Toft Monks, Beccles, NR34

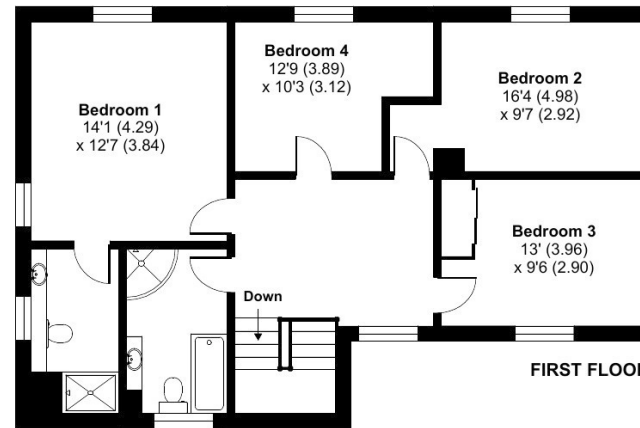
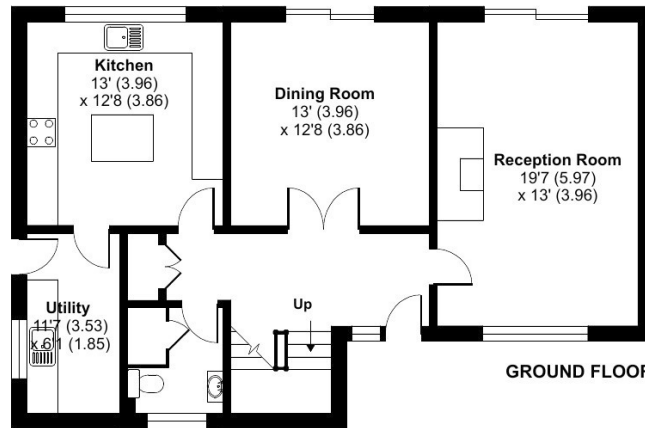
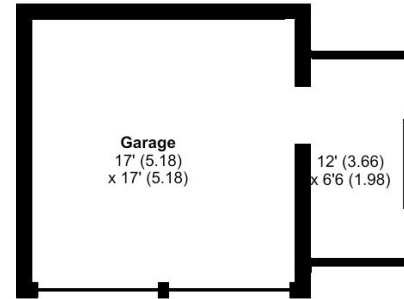
Approximate Area = 1776 sq ft / 164.9 sq m

Garage = 373 sq ft / 34.6 sq m

Total = 2149 sq ft / 199.6 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	67   D
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2022. Produced for Brown & Co. REF: 864714

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