



Burgh Road, Burgh St. Peter, Beccles

Guide Price £925,000 Freehold

Energy Efficiency Rating : F

- ✓ Substantial Detached Family Home
- ✓ Perfect Blend of Character & Modern Finishes
- ✓ Breathtaking Views over Countryside
- ✓ Private Gardens, Orchard & Paddocks
- ✓ Approx 2.3 Acres (stms) with Stabling
- ✓ Modernised & Open Kitchen with Island
- ✓ Accommodation Over Three Floors
- ✓ Double Garage & Secure Gated Parking

To arrange an accompanied viewing please call our Bungay Office on 01986 490590

**STARKINGS
& WATSON**



With BREATHTAKING VIEWS over the COUNTRYSIDE, this DETACHED HOME occupies a 1.2 ACRE PLOT with an additional 1.16 ACRE PADDOCK included which is only a short walk way (stms)! With accommodation OVER THREE FLOORS with the views getting BETTER ON EVERY LEVEL, the ground floor has two fantastic spots to ENJOY THE VIEW - in the GARDEN ROOM and the DINING AREA, both with VAULTED CEILINGS, windows and FRENCH DOORS facing to rear. Due to the POSITIONING of this extension you can take in the view from the MODERN KITCHEN which includes a CENTRAL ISLAND with a built-in BREAKFAST BAR, integrated cooking appliances and a UTILITY/PANTRY. The accommodation in total offers FIVE DOUBLE BEDROOMS of which one is EN SUITE, a home office, FAMILY BATHROOM and separate cloakroom, SITTING ROOM with MULTI-FUEL BURNER and a cloakroom. The GROUNDS have been WELL MAINTAINED and feature a generous area of lawn which WRAPS AROUND the property with an ORCHARD, VEG PATCH, two paddocks and DOUBLE GARAGE.

LOCATION

Set within the peaceful village of Burgh St Peter, a small rural village close to Aldeby (approximately one mile). The village offers a public house, village hall, post office and farm shop. Some ¼ mile from the Waveney River Centre with swimming pool, public house and restaurant. The market town of Beccles is approximately five miles away and offers a comprehensive range of facilities including road, rail and bus links, along with schooling. The port of Great Yarmouth is approximately thirteen miles to the

east and the City of Norwich some twenty miles to the north west.

DIRECTIONS

You may wish to use your Sat-Nav (NR34 0AD), but to help you...Leaving Beccles on the A146 head towards Gillingham taking the third right onto Yarmouth Road at the roundabout. Follow until the turning for Hollow Way Hill this road becomes Beccles Road and will then take you into the location of Aldeby. Turn left onto Pit Road which becomes Oaks Lane and a final right onto Burgh Road where you will find the property on the left hand side.

Approached via a secure gate, the driveway passes one of the paddocks and a generous area of lawn leading to the double garage, stabling and main property

Entrance door to:

ENTRANCE HALL

Wood flooring, radiator, double glazed window to front, telephone point, stairs to first floor landing, smooth coved ceiling, doors to:

STUDY

12' 8" x 10' 2" Max (3.86m x 3.1m) Fitted carpet, radiator, double glazed window to front, smooth ceiling.



SITTING ROOM

21' 2" x 13' 1" (6.45m x 3.99m) Cast iron multi-fuel burner set within a decorative fire place, fitted carpet, radiator x2, double glazed window to front, double glazed window to side, television point, smooth ceiling, double doors to:

GARDEN ROOM

13' 1" x 10' 1" (3.99m x 3.07m) Wood flooring, vertical radiator, uPVC double glazed window to side, uPVC double glazed window to rear, velux window to rear x2, uPVC double glazed French doors to rear, smooth vaulted ceiling, smooth ceiling with recessed spotlights, opening to:

REAR PORCH

Wood flooring, double glazed door to rear, cloaks storage space, stable door to rear, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, wood flooring.

KITCHEN/DINING ROOM

21' 3" x 16' 4" Max '(L' Shape)(6.48m x 4.98m) Fitted range of wall and base level units with granite work surfaces with matching central island and built in breakfast bar. Inset butler sink and recessed drainer with mixer tap, Rayburn cooker and central heating system, inset electric ceramic induction hob with extractor fan over and granite splash back, built-in eye level electric double oven, space for fridge/freezer and dishwasher, water softener installed, wood flooring, vertical radiator, uPVC double

glazed window to side at high level, uPVC double glazed full heights windows to rear x4 with fantastic views over the marshes, velux window to rear x2, uPVC double glazed French doors to rear, television point, smooth vaulted ceiling with recessed spotlights, door to entrance hall, door to:

UTILITY/PANTRY

10' 2" x 3' 1" Max (3.1m x 0.94m) Space for washing machine, space for tumble dryer, wood flooring, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, stairs to second floor landing, built-in double airing cupboard, smooth coved ceiling, doors to:

DOUBLE BEDROOM

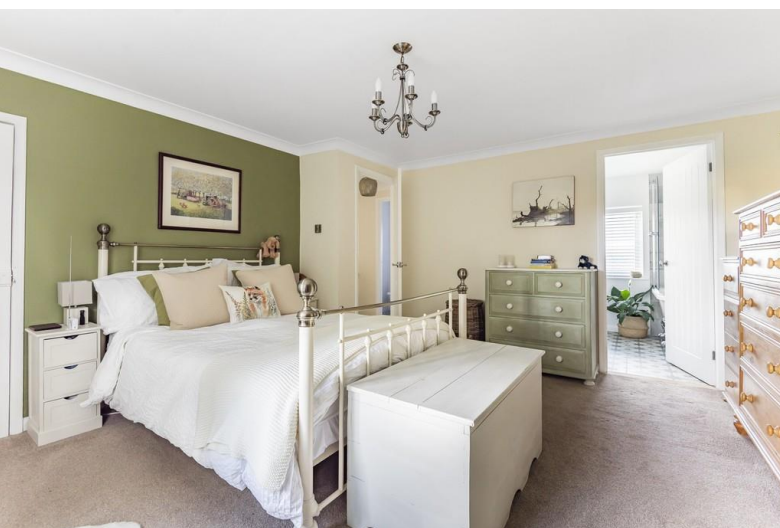
13' 1" x 10' (3.99m x 3.05m) Fitted carpet, radiator, double glazed window to side, built-in wardrobe.

DOUBLE BEDROOM

11' 1" x 8' 2" (3.38m x 2.49m) Fitted carpet, radiator, double glazed window to rear, smooth ceiling.

SHOWER ROOM

Two piece suite comprising hand wash basin set within vanity unit with storage cupboard under and mixer tap over, walk-in shower with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, shaver point, extractor fan, tiled flooring, heated towel rail, obscure double glazed window to rear, smooth ceiling with recessed spotlights.







CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled flooring, obscure double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

13' 6" x 13' 1" (4.11m x 3.99m) Fitted carpet, radiator, double glazed window to front, built-in wardrobe, smooth coved ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, free standing rolled top bath with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, tiled flooring, heated towel rail, obscure double glazed window to rear, smooth ceiling.

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, velux window to front, smooth ceiling, doors to:

DOUBLE BEDROOM

13' 7" x 10' 5" Max (Some Restricted Height) (4.14m x 3.18m) Fitted carpet, radiator, double glazed window to rear, built-in double wardrobe.

DOUBLE BEDROOM

16' 5" x 13' 8" Max (Some Restricted Height)(5m x 4.17m) Fitted carpet, radiator, double glazed window to rear, built-in double wardrobe.

GARDENS & GROUNDS

If you can pull yourself away from the views on the top floor and step into the rear gardens, you'll find a fantastic area of lawn which wraps around the property with flower bedding, trees and shrubbery with an area allocated for a small rose garden. Access is provided from the lawned expanse to the orchard through a picket gate where you find other fruit trees along with the apple trees. Heading towards the paddocks and stabling there is the double garage with an adjacent vegetable patch.

DOUBLE GARAGE

21' 2" x 18' 5" Max (6.45m x 5.61m) Up and over door to front x2, storage above, power and lighting, window to rear.

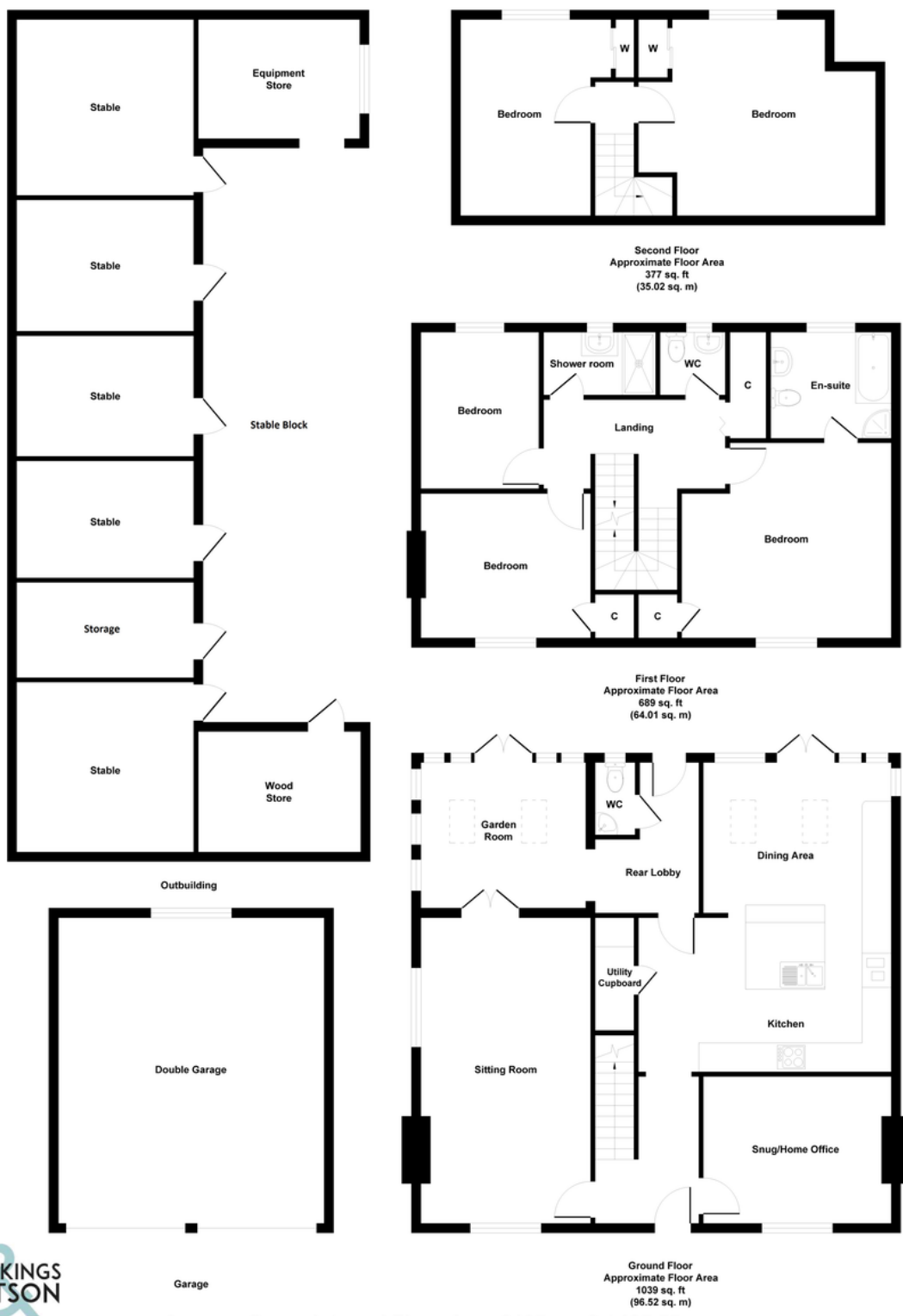
STABLE BLOCK

56' x 24' 10" Max (17.07m x 7.57m) This stable block occupies a fantastic footprint which is divided in 8 with 5 stables, a wood store and tack room as well as a storage space for other equipment.

ADDITIONAL PADDOCK LAND

A short walk from the property down this beautiful country lane, passing the neighbouring cottages and homes, there is an additional paddock spanning approximately 1.16 acres (stms).





Approx. Gross Internal Floor Area 2105 sq. ft / 195.55 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements