



Upper Grange Road, Beccles

Guide Price £400,000 Freehold

Energy Efficiency Rating : D

- ✓ 1920's Period Style Family Home
- ✓ Beautifully Presented
- ✓ Two Reception Rooms & Conservatory
- ✓ Kitchen with Walk-In Pantry
- ✓ Three Ample Bedrooms
- ✓ Over 80ft of Mature Gardens (stms)
- ✓ Close to Schools & Town Centre
- ✓ Driveway Parking

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





This 1920's PERIOD STYLE FAMILY HOME has been LOVINGLY MAINTAINED with a STUNNING IMMACULATE INTERIOR and GARDENS extending to OVER 80ft (stms). Located within WALKING DISTANCE to the TOWN CENTRE, local amenities and SCHOOLING, the property is pleasantly positioned to offer AMPLE OFF-ROAD PARKING and a single garage. Our vendors have RE-WIRED the property, installed uPVC DOUBLE GLAZING and a replacement BOILER during their ownership. Once inside an ATTRACTIVE HALL ENTRANCE offers built-in storage, with the DINING ROOM offering a feature fireplace, and the SITTING ROOM offering a CAST IRON WOOD BURNER. The KITCHEN offers SOLID WOOD WORK SURFACES and a WALK-IN PANTRY, with the CONSERVATORY beyond - offering DINING SPACE. The first floor offers a SPLIT-LEVEL LANDING with THREE BEDROOMS, cloakroom and family bathroom. Externally, the rear garden is a STUNNING SECLUDED haven offering a wealth of mature planting and shrubs as well as a useful laundry room.

LOCATION

The property is located perfectly within easy walking distance of the busy market town of Beccles offering many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, where there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by.

DIRECTIONS

You may wish to use your Sat-Nav (NR34 9NU), but to help you...Head out of Beccles via Ballygate, at the town sign bear left and then immediately right into Grange Road. At the top of the road proceed over and into Upper Grange Road, where the property can be found on your right hand side.

Set back from the road, a shingle driveway leads to the main property and garage, with lawned gardens screened behind high level mature hedging.

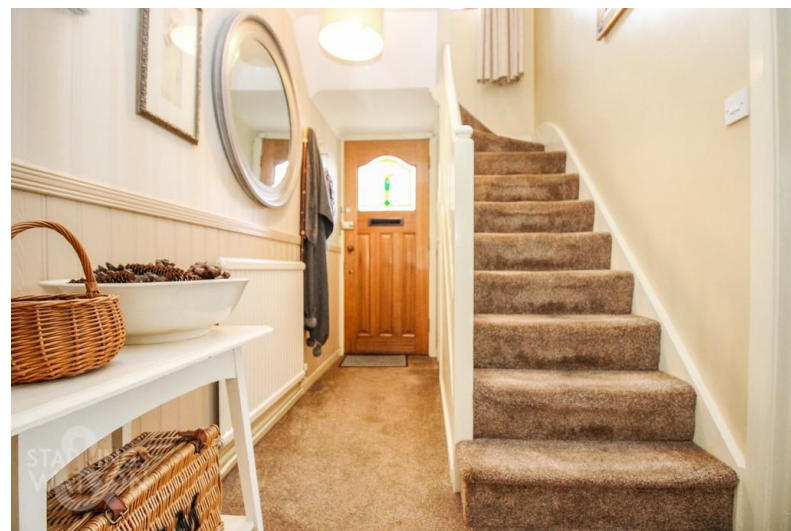
Entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, stairs to first floor landing with storage cupboard under, telephone point, dado rail, smooth coved ceiling, doors to:

DINING ROOM

10' 11" x 9' 11" Max (3.33m x 3.02m) Feature cast iron open fire place, fitted carpet, radiator, uPVC double glazed window to front, smooth coved ceiling with recessed spot lights.



SITTING ROOM

13' x 11' 11" (3.96m x 3.63m) Central cast iron wood burner set within feature fire place and tiled hearth, fitted carpet, radiator, uPVC double glazed window to front, television point, built-in storage shelving, coved ceiling with recessed spot lights, door to:

KITCHEN

12' x 6' 4" (3.66m x 1.93m) Fitted range of wall and base level units with solid wood work surfaces, and inset butler sink with mixer tap, tiled splash backs, space for gas cooker with stainless steel splash back and extractor fan, tiled flooring, space for fridge freezer, window to rear, door to conservatory, smooth coved ceiling with recessed spot lights, door to:

PANTRY

With built-in storage shelving, space for fridge freezer, uPVC obscure double glazed window to rear, power and lighting.

CONSERVATORY

12' x 10' 6" (3.66m x 3.2m) Of brick and uPVC construction and set under a vaulted ceiling with uPVC double glazed windows to side and rear, uPVC double glazed door to rear, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to side, built-in storage cupboard, cupboard housing electric fuse box, smooth coved ceiling with loft access hatch, doors to:

CLOAKROOM

Low level W.C, tiled splash backs, wood effect flooring, uPVC double glazed window to rear.

FAMILY BATHROOM

Two piece suite comprising pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs, wood effect flooring, heated towel rail, uPVC obscure double glazed window to rear, shaver point, smooth ceiling with extractor fan.

BEDROOM

11' 11" x 7' 5" (3.63m x 2.26m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth coved ceiling.

DOUBLE BEDROOM

13' x 11' 11" (3.96m x 3.63m) Feature cast iron open fire place, wood flooring, radiator, uPVC double glazed window to front, built-in airing cupboard housing the hot water tank, smooth coved ceiling.







DOUBLE BEDROOM

10' 11" x 10' Max (3.33m x 3.05m) Feature cast iron open fire place, fitted carpet, radiator, uPVC double glazed window to front, smooth covered ceiling.

OUTSIDE

Leaving via the conservatory, a mature private lawned garden can be found, with an extensive range of mature planted borders, finished with a range of perennials. The garden offers a shingled seating area and side access gate, with trees offering screening, with a further raised garden to the rear boundary. A useful timber shed offers storage, with access provided to the garage and laundry room.

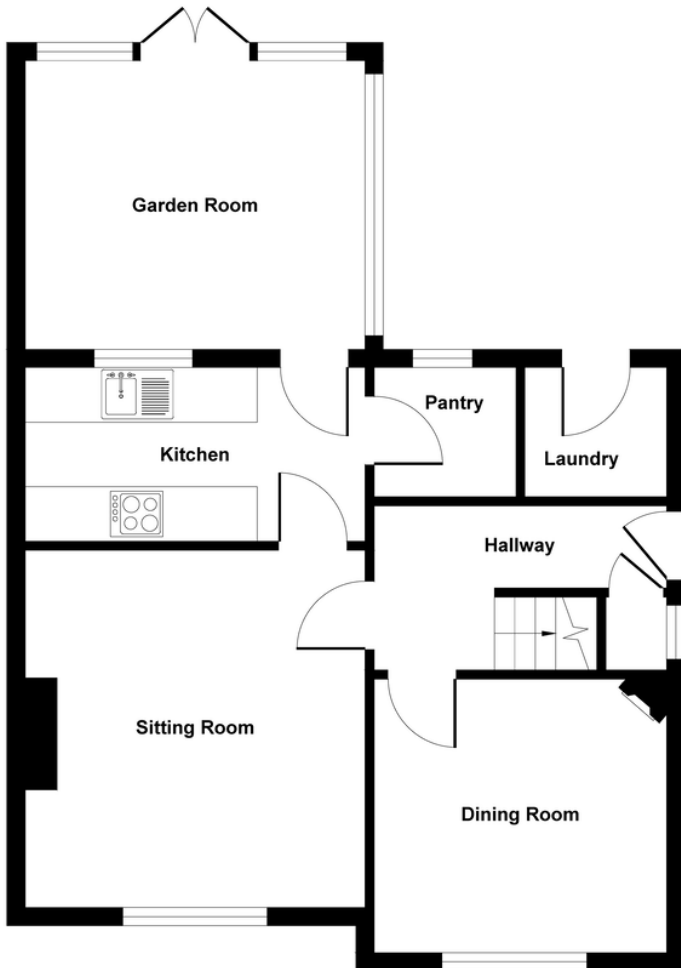
GARAGE

Up and over door to front.

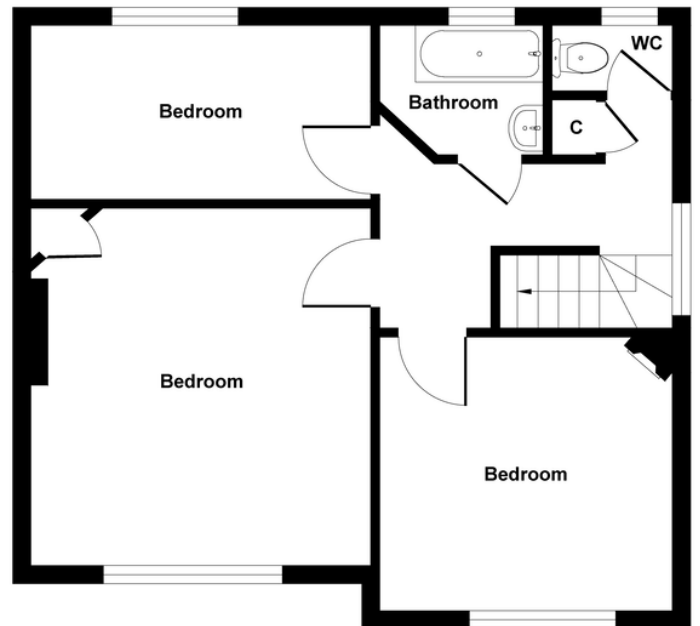
LAUNDRY ROOM

5' 5" x 4' 10" (1.65m x 1.47m) Space for washing machine and tumble dryer, wall mounted gas fired central heating boiler.





Ground Floor
Approximate Floor Area
606 sq. ft
(56.29 sq. m)



First Floor
Approximate Floor Area
473 sq. ft
(43.94 sq. m)

Approx. Gross Internal Floor Area 1079 sq. ft / 100.23 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