

YARMOUTH ROAD

Toft Monks, Beccles NR34 0EP

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

FOR SALE PROPERTY



A hand holding a smartphone. The screen shows the Starkings & Watson virtual tour app. At the top, it says "Enter virtual tour" with a globe icon. Below that is the "STARKINGS & WATSON" logo. At the bottom, there's a URL "tarkingsandwatson.co.uk" and a QR code. To the right of the phone, there's a QR code and the text "SCAN HERE FOR A VIRTUAL TOUR".



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STARKINGS & WATSON

- Semi-Detached Cottage
- Extended Accommodation
- Well Presented with New Kitchen & Bathroom
- Impressive Main Reception with Wood-burner
- Two Double Bedrooms
- Family Bathroom & En Suite
- Generous Private Garden & Parking
- Newly Fitted Oil Fired Central Heating Boiler

IN SUMMARY

This ATTRACTIVE SEMI-DETACHED COTTAGE with CHARACTER FEATURES and EXTENDED ACCOMMODATION is situated in the POPULAR village of TOFT MONKS - less than 10 minutes drive of BECCLES. The cottage has been improved over the years and now offers WELL PRESENTED accommodation approaching 1000 sq ft (stms), with NEWLY FITTED OIL FIRED CENTRAL HEATING BOILER and a NEWLY INSTALLED SEWERAGE TREATMENT PLANT. The cottage comprises a recently fitted KITCHEN/DINING ROOM with separate utility space and small conservatory, main reception room with WOOD BURNER measuring 19', and impressive family bathroom completing the ground floor. On the first floor there are TWO DOUBLE BEDROOMS with the larger one benefiting from an en-suite. Externally the WEST FACING gardens are generous with a large paved area to the bottom housing TWO TIMBER OUTBUILDINGS, the perfect spot for entertaining and installing a hot tub! To the front there is DRIVEWAY PARKING.

SETTING THE SCENE

The property is approached via a hard standing front driveway with off road parking for a number of vehicles and side gated access leading to main entrance door.

Obscure double glazed entrance door to:

KITCHEN/DINING ROOM

16' 5" x 11' 2" (5m x 3.4m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset

sink and drainer unit with mixer tap, tiled splash backs, space for "range style" electric cooker and extractor fan over, space for dishwasher, space for tumble dryer, under cupboard lighting, space for dining table, Karndean Flooring, radiator, uPVC double glazed window to side, uPVC double glazed French doors to rear, coved ceiling with recessed spotlights, opening to:

UTILITY ROOM

Fitted range of wall and base level units with complementary rolled edge work surfaces, tiled splash backs, space for dishwasher, space for washing machine, Karndean Flooring, smooth coved ceiling, door to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit and mixer tap over, panelled bath, twin head thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, wall mounted vanity mirror with lighting, extractor fan, Karndean Flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth coved ceiling with recessed spotlights.

CONSERVATORY

12' 7" x 6' 2" (3.84m x 1.88m) Tile effect flooring, radiator, uPVC double glazed window to side x2, uPVC double glazed window to rear x3, uPVC double glazed sliding patio door to side.

SITTING ROOM

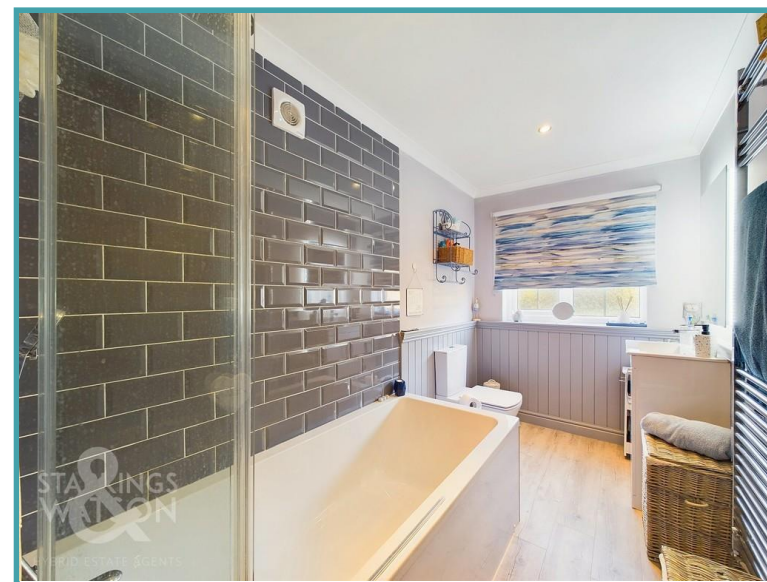
19' 11" x 14' 3" (6.07m x 4.34m) Cast iron wood burner with brick hearth and timber beam, Karndean Flooring, radiator x2, uPVC double glazed window to front, uPVC double glazed window to side x2, television and telephone points, stairs to first floor landing, built-in storage cupboard, smooth coved ceiling with exposed timber beams.

STAIRS TO FIRST FLOOR LANDING

Karndean Flooring, radiator, built-in storage cupboard, smooth coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

16' 1" x 12' 4" (4.9m x 3.76m) Wood flooring, radiator, uPVC



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Bungay Office on **01986 490590**



Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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double glazed window to side, uPVC double glazed window to rear x2, built-in wardrobe, built-in double wardrobe, smooth coved ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, wall mounted hand wash basin, shower cubicle with electric shower, tiled splash backs, extractor fan, wood flooring, radiator, smooth ceiling.

DOUBLE BEDROOM

11' 6" x 11' 2" Max (3.51m x 3.4m) Fitted carpet, radiator, uPVC double glazed window to front, smooth coved ceiling.

THE GREAT OUTDOORS

Field views to the side and complete privacy. The impressive private rear garden accessed via the conservatory is firstly paved with a pleasant patio area ideal for outside dining. You also find the external oil fired boiler. The main part of the garden is laid to lawn with various raised planted borders, whilst beyond there is a fenced paved patio with 2 large summer houses benefitting from power and lighting creating the ideal space for family gatherings or a hub tub whilst the timber shed provides useful storage.

OUT & ABOUT

The village of Toft Monks is situated about 4 miles from Beccles. The village has a popular public house called The White Lion along with Primary Schooling. Beccles, the Waveney Valley Market Town provides a full range of amenities and has a train station with services to Ipswich and London. The River Waveney which links to the southern part of the Broads network flows through Beccles providing boating opportunities. Norwich is some 16 miles away and offers a full range of amenities and Loddon a service village offers a number of amenities and is about 6 miles to the north west.

FIND US

Postcode : NR34 0EP

What3Words : ///shave.joked.balloons

AGENTS NOTE

Buyers are advised the property benefits from a newly installed sewerage treatment plant (installed January 2022), newly fitted oil fired central heating boiler and thermostat (installed January 2022) and new fitted bathroom suite (installed June 2022)

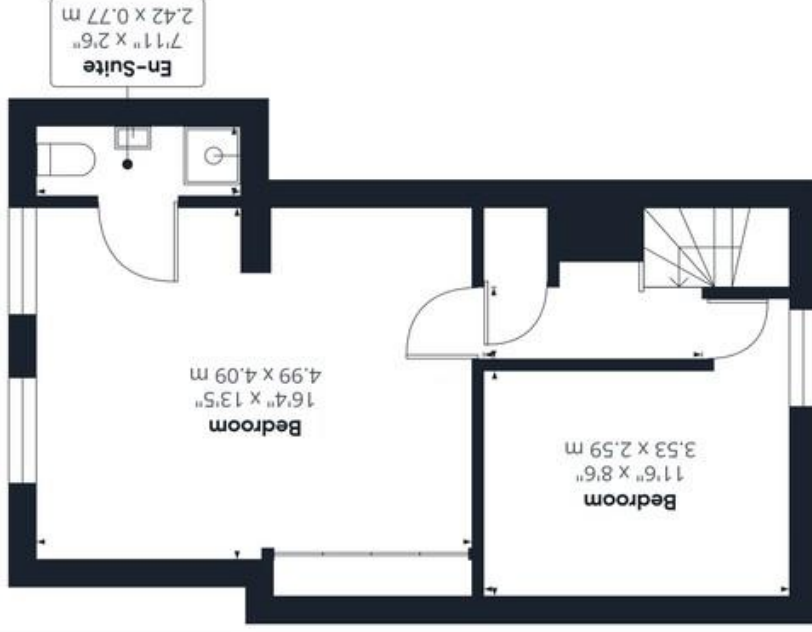
GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area™
 1016.31 ft²
 94.42 m²



Floor 1



Ground Floor

