



ESTATE AGENTS

online | exclusive | lets

Lowestoft 01502 733399

Gorleston 01493 658854

OFFERS IN EXCESS OF:

£300,000



[View this property on one-estates.co.uk](https://www.one-estates.co.uk)

59 Queen Elizabeth Drive Beccles, NR34 9LP

- SUBSTANTIALLY EXTENDED
- SAVE THOUSANDS WITH ENERGY EFFICIENT SOLAR PANELS
- BATHROOM & SHOWER ROOM
- GARAGE & LARGE DRIVEWAY
- PLEASANT LOCATION
- HUGE REAR GARDEN
- FOUR BEDROOMS
- OPEN-PLAN KITCHEN DINER
- GAS CENTRAL HEATING
- SUPERB EPC RATING 'B'

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Through the modern front door into the Hallway of your new home. There's a uPVC sealed unit double glazed window allowing plenty of natural daylight, there's a meter cupboard, your carpet staircase leads you up to all first-floor rooms and a door leads you in to your ...

Lounge 12' 10" x 14' 8" (3.90m x 4.46m) narrowing to 3.33m

Plenty of natural daylight is beamed into your Lounge through the two uPVC sealed unit double glazed windows and also allowing stunning views over your rear Garden. Quality laminate is laid to floor, there's a radiator and a handy alcove under the stair recess. A door leads you in to your ...

Kitchen Diner 14' 8" x 9' 11" (4.46m x 3.02m)

Your larger style dining Kitchen features a range of base and wall units fitted to three walls complete with oak effect 'shaker' style doors and drawers with black roll edge worktop and upstand over. Integrated appliances include a ceramic hob with oven below and contemporary extractor over and ample space is provided for your tall fridge freezer, automatic washing machine, tumble dryer and dishwasher. A one-and-a-half bowl sink and drainer is located under your uPVC sealed unit double glazed window to front aspect. Ceramic tiling is laid to floor, remote controlled colour changing lighting is featured, there's a radiator and ample space for a good-sized family dining table. uPVC french doors lead out to your Conservatory.

Conservatory 9' 3" x 7' 4" (2.82m x 2.23m)

A lovely room to sit and admire your beautiful rear Garden and french doors leads out to you rear Garden

FIRST FLOOR

Landing

At the top of your stairs, your 'gallery' style Landing features a fitted carpet, radiator, a uPVC sealed unit double glazed window and doors lead off to all first floor rooms. A handy 'over-stair' cupboard and airing cupboard also housed here.

Master Bedroom 14' 4" x 7' 5" (4.36m x 2.25m)

Over the Garage and in your extended part of the house, your Master Bedroom features two uPVC sealed unit double glazed windows, one to front aspect the other to rear Garden and farmland views beyond. There's a fitted carpet and radiator also featured.

Shower Room 6' 5" x 4' 9" (1.95m x 1.45m) max

Another recent addition to this beautiful family home is this modern contemporary fully tiled Shower Room. A suite comprising of a corner shower cubicle, low level WC and pedestal sink is featured, plus an opaque uPVC sealed unit double glazed window attracts plenty of natural daylight. A radiator and vinyl floor covering finish off the look.

Bathroom 6' 2" x 5' 5" (1.89m x 1.645m)

Your family Bathroom features a centre tap bath with shower and screen over, sink and low-level loo. Tiled walls and floor, an opaque uPVC sealed unit double glazed window and heated towel rail also feature.

Bedroom 2 8' 2" x 8' 2" (2.50m x 2.50m)

Stunning views over your rear Garden and farmland through the uPVC sealed unit double glazed window, there's also a laminate floor and radiator.

Bedroom 3 8' 2" x 6' 8" (2.50m x 2.02m)

Like Bedroom two, Bed three features a laminate floor, radiator and uPVC sealed unit double glazed window to rear aspect.

Bedroom 4 8' 2" x 6' 11" (2.49m x 2.10m)

The smallest of the four is still a good size single and features a fitted carpet, radiator and uPVC sealed unit double glazed window.

OUTSIDE

Garage & Driveway

You are located in a private crescent of just a handful of homes and therefore benefit from a huge gravel front expanse, perfect for parking several vehicles. There's also a gate leading through to your rear Garden and your Integral Garage features a vehicular front door, power and light plus a personal door to rear.

Rear Garden

Larger than your average size Garden here. Fully enclosed by fence to all sides, your Garden has many textures laid to floor. There's a lawned area, shingle areas and patios, perfect for sitting out or maybe a spot of alfresco dining. A timber shed and summer house also included. This a gardeners paradise here with so much potential to create your perfect garden or a safe haven for children to play.

Council Tax

East Suffolk Band C

SUMMARY

What an opportunity. A 4 Bed Detached in a private crescent of a handful of homes in a sought-after neighbourhood with that huge rear Garden with heaps of potential to make your own... . To view, call us on the numbers on page one of this brochure.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

SUBSTANTIALLY EXTENDED FOUR BED DETACHED PROPERTY | STUNNING GARDENS | SOUGHT AFTER LOCATION

We are delighted to offer for sale this beautiful family home with deceptively spacious living accommodation complete with a good size Lounge and open plan style Kitchen-Diner. There's also a lovely Conservatory with views over your beautiful rear Garden while upstairs, four Bedrooms, a Shower Room and bathroom. The property comes complete with all the creature comforts of gas central heating and uPVC double glazed windows.

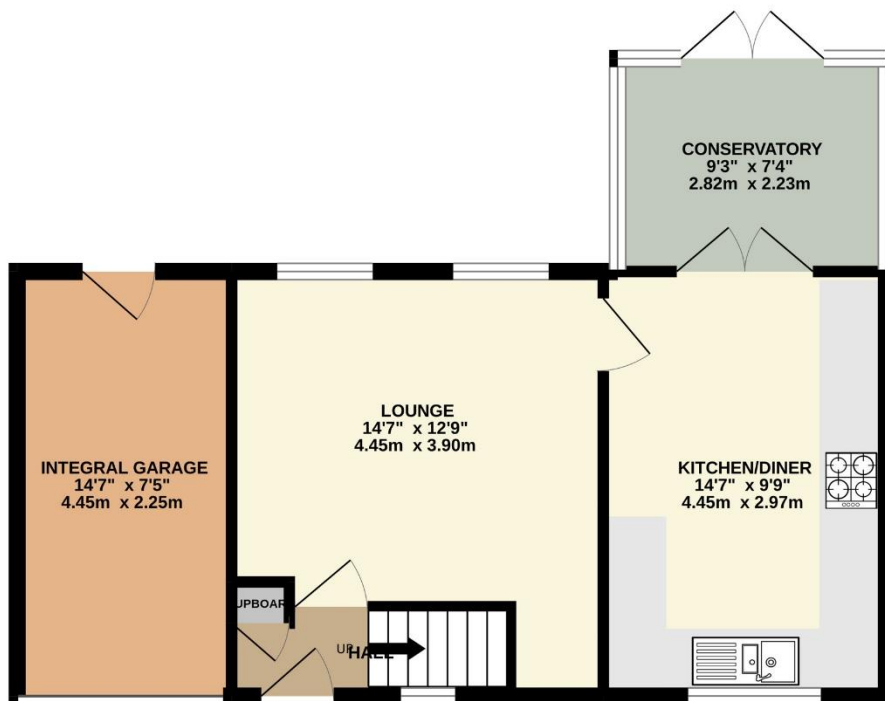
There's an integral garage and parking for several vehicles.

SAVE THOUSANDS WITH ENERGY EFFICIENT SOLAR PANELS

LOCATION AND AMENITIES

The property is within a short distance to the local shops, less than a mile to the centre of this beautiful market town. Beccles has an array of local shops, restaurants, pubs, as well as the larger superstores. There is a convenient bus and train station for good transport links to both Norwich and Ipswich. The town itself is situated on the beautiful River Waveney and Southwold is only a 15 minute drive away for beautiful coastal walks.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.

