



Station Road,
Beccles, Suffolk



**MUSKER
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ESTATE AGENTS



Bungay - 6.5 miles
Southwold - 14 miles
Norwich - 18.1 miles

Situated just minutes from the amenities of Beccles, this deceptively spacious chain-free town house has much to offer. Boasting four double bedrooms and a fifth double on the ground-floor, along with generous living spaces, this property is ideal for family living. The icing on the cake is a garage with further parking for two cars.

Accommodation comprises briefly:

- Porch
- Wide Hallway
- Sitting Room with Fireplace
- Kitchen
- Dining Room
- Conservatory
- Utility Room
- Ground-Floor Double Bedroom
- Study
- Shower Room
- Four Double Bedrooms
- Family Bathroom
- Garage & Parking



The Property

Stepping through the front porch and opening the front door, you are greeted by a traditional wide hallway with stairs to the first-floor in front of you, offering plenty of storage beneath. To your left a door opens into the spacious front sitting room where an open fireplace takes centre stage and shutters still adorn the window. Further along the hallway you will find the kitchen that is linked to the dining room and conservatory to the rear. The kitchen offers a good range of storage units to the floors and walls, along with an integrated fridge and space for a cooker and dishwasher. The dining room is a lovely size space with French doors that open into the conservatory, providing plenty of light. The conservatory spans the width of the house, giving access to the garden via French doors and also to the remaining rooms of the ground-floor. A handy utility space provides a spot for a washing machine and other white goods, also giving passenger access to the rear of the garage. Facilities are provided by a shower room that sits next to the double bedroom and study space respectively. Moving upstairs, a pleasant landing space links to the bedrooms and lobby; bathed in light from an attractive stained glass window. The first and second bedrooms are very generous in size and provide integrated storage. The third and fourth bedrooms are both very useable sizes, both able to take a double bed if required. Completing the accommodation is a lobby that houses the gas boiler and gives access to the family size bathroom to the rear, and a door that opens out on to the roof of the garage.



Gardens and Grounds

The neat front garden is laid to paving that sits behind a low brick wall with raised plant beds lining the top. Further plant bedding runs along the front of the house where climbers reach up and providing an attractive framing for the front window. A concrete path leads up to the porch and provides off-road parking in front of the garage. A second parking space is possible on the roadside in front of the driveway, which is marked out for access to just this property. An electric, remote operated roller door gives access to the garage from the front, which is equipped with power/light. The rear garden is fully enclosed with a secure gate that opens on to Gaol Lane behind the property. The garden is laid mainly to hardstanding with a large bedding area to one corner, stocked with mature bushes and shrubs.

Location

The property is within moments walking distance to the centre of Beccles, which is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a bus station with a daily service to London (Victoria) and regular services to Lowestoft, Norwich and many of the smaller villages around. The Beccles train station is close by and has a direct line to London Liverpool Street (approx 2.5 hrs). The town is located on the Waveney River which is a gateway to the Broads network. The unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains water, electricity and drainage connected.

EPC Rating: TBC

Local Authority

East Suffolk Council

Tax Band: D

Postcode: NR34 9QH

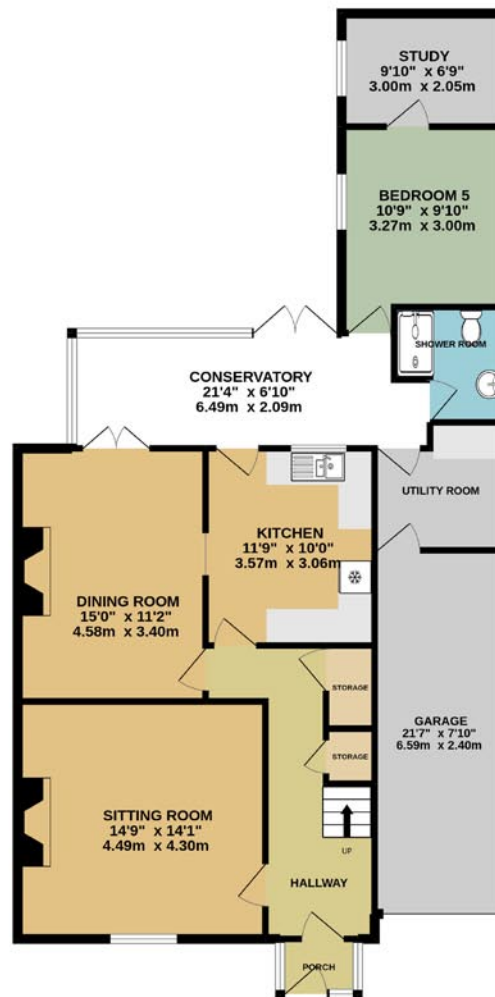
Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

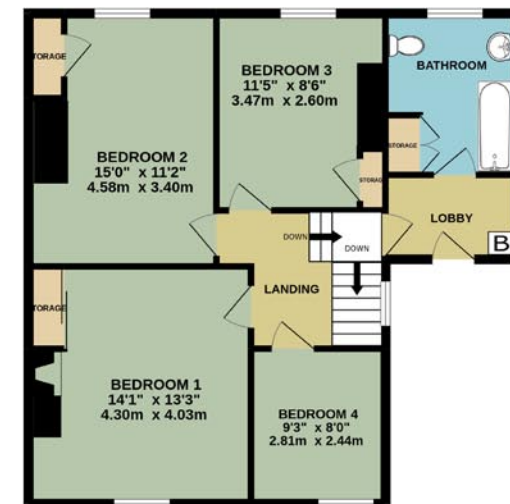
Vacant possession of the freehold will be given on completion.

GROUND FLOOR
1198 sq.ft. (111.3 sq.m.) approx.



TOTAL FLOOR AREA: 1905 sq.ft. (177.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



To arrange a viewing, please call 01502 710180

Offices throughout Norfolk & Suffolk:

Bungay	01986 888160
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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