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Staithe Road,
Burgh St Peter, Norfolk

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McINTYRE
ESTATE AGENTS



Waveney River Centre - 12 minute walk (0.6 miles)

Wheatacre White Lion - 8 minute walk (0.4 miles)

Beccles - 6.3 miles

Norwich - 20.4 miles

Basking in a plot of 0.24 acres (STS) we are pleased to offer this exceptionally well presented detached bungalow in the village of Burgh St Peter, near Beccles. The property offers three double bedrooms, versatile living spaces, garage/workshop with long driveway and the added benefit of being offered chain free.

Accommodation comprises briefly:

- Large Hallway
- Kitchen
- Dining Room
- Sitting Room with Fireplace
- Garden Room/Conservatory
- Master Bedroom with Built-in Wardrobes
- 2 Further Double Bedrooms
- Sizable Garage/Workshop
- Long Driveway
- Front & Rear Gardens
- Various Sheds & Greenhouses
- Total Plot Size 0.24 acres (STS)
- Chain Free



The Property

Opening the front door you enter a porch with storage for coats and boots, before finding yourself in the wide hallway of the property. Immediately to your left a door opens into the kitchen which is equipped with a good range of modern country-style storage units and solid wood worktops. Integrated within is an eye-level double oven, bottled gas fired hob with extractor, and butler sink. Included with the sale is a stand-alone dishwasher and washing machine if required. A large opening links the sizable dining room to the kitchen, creating a wonderfully practical and social space to enjoy. French doors from the dining space open into the generous sitting room, where a striking light-brick fireplace with wood-burning stove takes pride of place. Under-foot you will find laminate flooring that flows throughout these three rooms. French doors give way to a 12' square garden room/conservatory, constructed of UPVC with modern standard double glazed windows and ceramic tiled flooring. Another set of French doors open into the garden at the side of the plot, which then leads around to the garden at the rear. Moving back along the hallway, behind the first door to the right you will find a shower room with modern white suite consisting of a double shower cubicle, toilet, wash basin and heated towel rail. To the end of the hallway is three double bedrooms, with the main and second bedrooms being generous in size and boasting integrated storage cupboards. Accessed via a hatch with ladder from the hallway, a large loft area with natural light sources to either end is ideal for conversion (STP).



Gardens and Grounds

Large iron gates open to reveal a long driveway that leads up to the garage, providing parking for four vehicles comfortably. Alongside the driveway is an attractive frontage laid mostly to lawn with surrounding and some inset plant beds. The garage measures close to 30' x 11' and is fitted with power/light and an electric roller door to the front. The South-facing rear garden can be accessed via either side of the property and is a wonderful size, with the entire plot measuring 0.24 acres (STS). Centrally is a large lawn area with a raised pond and the boundaries are lined with generously stocked plant beds. To one corner you will find a practical area, housing two sheds and two greenhouses. To the back of the property is a paved patio area that surrounds a second conservatory; accessible externally and providing an ideal spot to enjoy the garden and open fields and woodland beyond.

Location

Burgh St Peter is approximately six miles from the market town of Beccles, with its excellent range of shopping facilities and railway station which provides a link to Lowestoft and the Ipswich London line. Burgh St Peter Staithe is only a short walk away where you have access to all manner of water activities. There are also plenty of walks available in the area with the marshes providing a large range of wildlife and a wealth of birdlife. The Waveney Centre is also a short walk giving you access to a village shop, public house and river walks.



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

Oil fired central heating. Mains electricity and water. Private septic tank.

EPC Rating: D

Local Authority

South Norfolk District Council

Tax Band: D

Postcode: NR34 0BN

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.



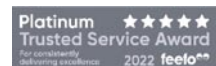
TOTAL FLOOR AREA : 2021 sq.ft. (187.8 sq.m.) approx.

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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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.