

MM

MM  
MUSKER MCINTYRE  
FOR SALE

*Nicholson Drive,  
Beccles, Suffolk*

MM

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MCINTYRE  
ESTATE AGENTS



Musker McIntyre are pleased to offer this well maintained and presented, chain-free detached bungalow on the outskirts of Beccles. Notable features include three bedrooms, generous sitting/dining room, garage with driveway parking, and front/rear gardens.

Accommodation comprises briefly:

- Hallway
- Sitting/Dining Room
- Kitchen
- Conservatory
- Two Double Bedrooms
- Third Single Bedroom
- Bathroom
- Separate WC
- Garage & Driveway Parking
- Enclosed Gardens
- Chain Free



### Property

The front door opens to reveal a long L-shaped hallway that links to all the main rooms of the property along with access to airing and broom cupboard storage and a WC. To the front you will find a good size master double bedroom with street aspect, along with a second double bedroom and a third single bedroom that also functions as a study if required. The bathroom is equipped with a white suite including bathtub with shower over and glass screen. The kitchen offers a good range of floor and wall mounted storage units and plenty of worktop space, beneath which you will find space for a washing machine, fridge and freezer. Integrated within is an electric oven with four-burner gas hob and extractor over. To the end of the hall a door opens up into the spacious sitting/dining room that spans the width of the property and offers many options for the layout of furniture. A large patio door opens into a conservatory to the rear, which in turn gives direct access to the garden. The loft is part-boarded and is accessible by a hatch with ladder from the hallway.





### Outside

The front garden is framed by a brick wall and laid to slate for easy maintenance. A gently sloping brick-weave driveway provides parking for multiple vehicles in front of the garage which is fitted with an electric roller-door to the front and passenger door to the rear that gives direct access to the back garden. Gates to either side of the property give direct access to the rear garden. The South-Easterly facing garden is mostly laid to gravel within a paved surround, with well established plant beds to the borders. A custom built timber shed provides handy storage and to one corner is a secluded, paved seating area.

### Location

The property is just over a mile from Beccles town centre and also has access to a closer convenience store for essentials. This busy market town has many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday and there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Waveney Valley & Suffolk coastline with the beaches of Southwold and Walberswick are all within easy reach.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Gas fired central heating. All mains connected.

Energy Rating: TBC

## Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR34 9UX

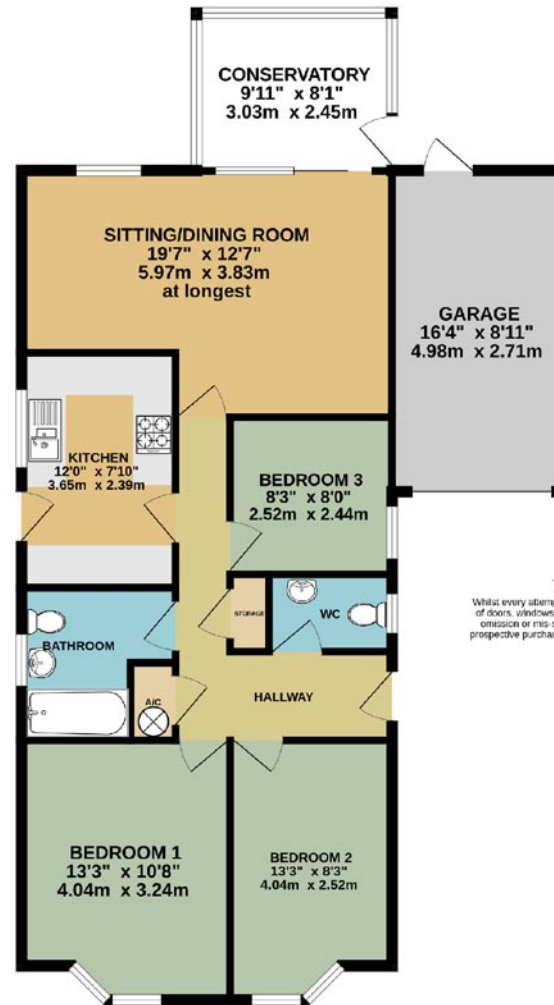
## Tenure

Vacant possession of the freehold will be given upon completion.

## 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.

**Guide Price: £289,950**



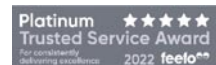
TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.

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 misstatement. 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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To arrange a viewing, please call 01986 888160

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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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