

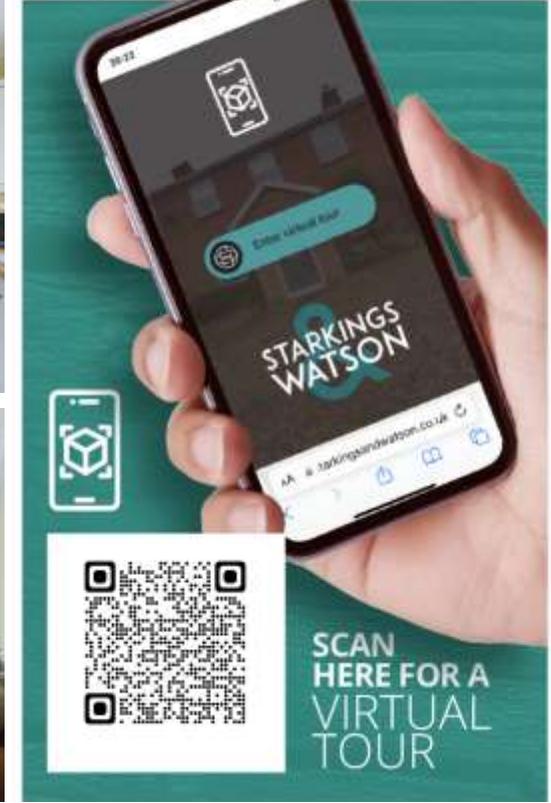
CODLINS LANE

**Beccles NR34 7BB**

Freehold | Energy Efficiency Rating : C

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

**FOR SALE**  
**PROPERTY**



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**STARKINGS  
WATSON**

- Link-Detached Bungalow
- Located Just Outside the Town Centre
- Presented In Immaculate Order
- Kitchen/Dining Room & Sitting Room
- Three Bedrooms
- Two Bathrooms
- Private Rear Gardens
- Driveway & Garage

#### IN SUMMARY

Presented in IMMACULATE ORDER this 2012 built THREE BEDROOM LINK-DETACHED BUNGALOW offers a pristine interior ready to be moved straight into. The property is set within a small CUL-DE-SAC not far from the centre of the SOUGHT AFTER MARKET TOWN of BECCLES, finished with gas fired CENTRAL HEATING and uPVC double glazing, offering DRIVEWAY PARKING, BEAUTIFULLY LANDSCAPED REAR GARDENS and a SINGLE GARAGE. Internally you will find THREE GENEROUS BEDROOMS - one of which has an EN-SUITE SHOWER ROOM, family bathroom, sitting room opening onto the garden as well as the KITCHEN/DINING ROOM. The property offers a flexible layout and could easily be used as a two bedroom with two receptions if desired.

#### SETTING THE SCENE

Accessed from the cul-de-sac, the front of the property is well kept and attractive to approach with a hard standing driveway providing off road parking leading to the garage, as well as an area of brick-weave with decorative pebbling. To the side is a gated

pathway leading to the kitchen and rear garden.

#### THE GRAND TOUR

Entering via the main entrance door to the side via the main driveway you will find the central hallway providing built-in storage and access to all other rooms. The first room being a comfortable double bedroom to the front. The main bedroom can be found adjacent with plenty of room for bedroom furniture whilst also benefiting from an en-suite shower room. The third bedroom is opposite, a flexible room that could easily be used as a bedroom or dining room. The family bathroom is also found off the hallway with a bath and shower over. The lovely sitting room is located to the rear of the bungalow with a feature fireplace and double doors opening onto the garden. The kitchen/dining room is the final room which has been well fitted with additional cupboard storage in place of a dining table. The kitchen offers plenty of storage with wood effect work surfaces as well as space for all white goods, and space for a double range style oven with extractor fan over. The gas fired central heating boiler can be found wall mounted, whilst a door leads out to the side passage and rear garden. In addition there is a single garage accessed via an up an over door to the front and personnel door to the rear.

#### THE GREAT OUTDOORS

From the frontage a path and gate lead down the side of the property towards rear garden. The rear garden is well tended and a particularly private space which has been completely re-landscaped by the current



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owner. The garden features two levels of paved patio for dining and entertaining as well as a fenced area of lawn, decorative shingling, pebbles and surrounding sleepers with plinth lighting. There is also access from the rear garden to the rear of the garage.

#### OUT & ABOUT

Located in the Town of Beccles, the property enjoys a residential position within walking distance to local amenities. The busy market town offers many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, where there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by.

#### FIND US

Postcode : NR34 7BB

What3Words : ///eruptions.wisely.giraffes

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**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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Approximate total area<sup>(1)</sup>  
 955.23 ft<sup>2</sup>  
 88.74 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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