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The Pightle,
North Cove, Beccles.

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ESTATE AGENTS

Beccles - 3.8 Miles
Lowestoft - 7.2 Miles
Norwich - 20.9 Miles
Southwold - 10.7 Miles

A deceptively spacious Two Double Bedroom, Detached Bungalow situated on a small cul-de-sac in the popular North Suffolk Village of North Cove. The property boasts a superb plot with ample frontage and an oversized garage. Internally the generous accommodation provides a sitting//dining room, kitchen, two large bedrooms and bathroom. The property has been superbly kept throughout its life but would benefit from some light cosmetic updating. Offered to the market with No Onward Chain.



Property

Stepping under the storm porch we enter the bungalow via the front door and are welcomed by the entrance hall. The feeling of space and light that flows throughout the property is instantly apparent. Doors lead to all of the rooms and a large cupboard houses the hot water tank. At the front of the property we find our two double bedrooms. On the left a generous room looks onto the front gardens whilst on the right the exceptional main bedroom enjoys a dual aspect adding to the feeling of space and light. Central to the property is the bathroom which is fitted with an immaculate olive green suite offering a bath, wash basin and w/c. Back in the hall doors open to both the kitchen and the sitting/dining room which in turn lead to one and other from a linking door. The kitchen is a perfect working space fitted with a range of wall and base units that leave space for our appliances. A large pantry style cupboard features and a door opens to the garden. Completing the accommodation we find the exceptional living space. this 'L' shaped sitting/dining room is perfect for entertaining and family gatherings. Two large windows look to the rear garden and fill the room with natural light whilst a third window on the eastern side lets the morning sun flood in. A feature fireplace brings a cosy focal point to the space.







Outside

The property sits on a generous private plot on the quiet, popular cul-de-sac. From The pightle we approach via the driveway that provides ample parking and turning space whilst leading to the oversized single garage. The front garden has been hard landscaped for ease of maintaining whilst established planted shrubs bring colour to the space. A ate to either side of the property leads us to the rear. At the rear we find an extensive patio framed with raised, socked flower beds. A rockery garden separates the rear upper terrace which where we find areas of lawn divided with attractive pathways. A timber shed is in situ and a personal door opens to the garage.

Location

The property is located in the Village of North Cove, only a few miles from the town of Beccles by road or regular bus routes. A full range of amenities can be found in 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 local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance

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

Mains Electricity.
Mains Water.
Mains Drainage.
Gas Fired Central Heating.
Energy Rating: TBA

Local Authority:

East Suffolk Council
Tax Band: C
Postcode: NR34 2PR

Tenure

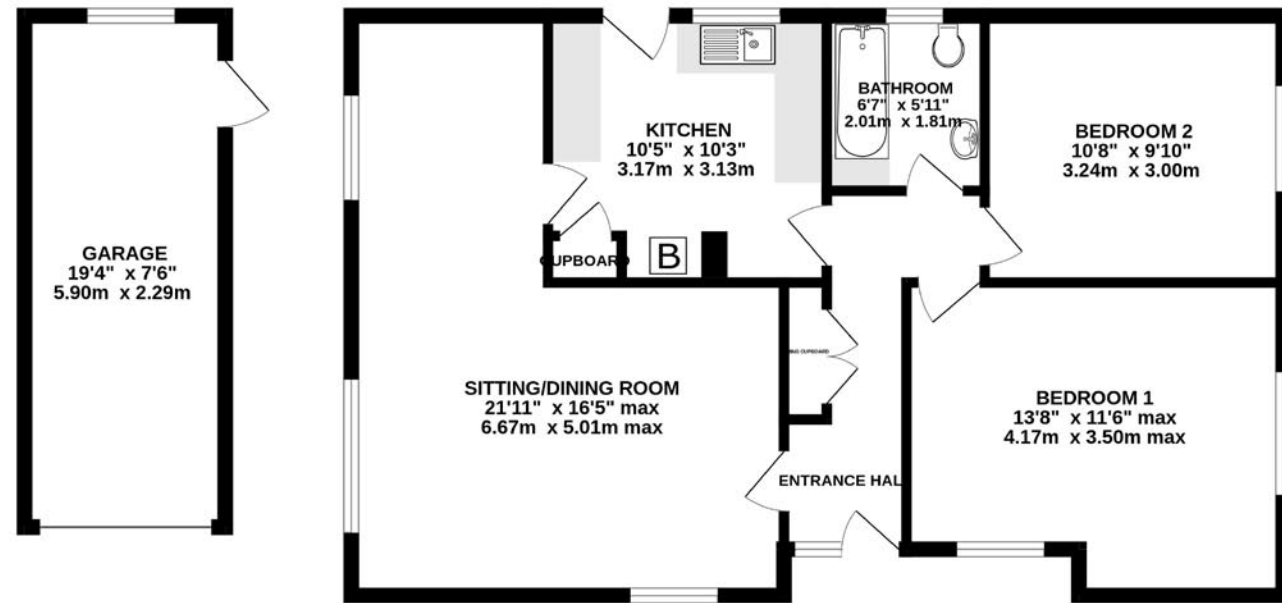
Vacant possession of the freehold will be given upon completion.

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: £305,000

GROUND FLOOR 893 sq.ft. (83.0 sq.m.) approx.



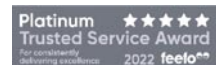
TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.

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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To arrange a viewing, please call 01986 888160

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