

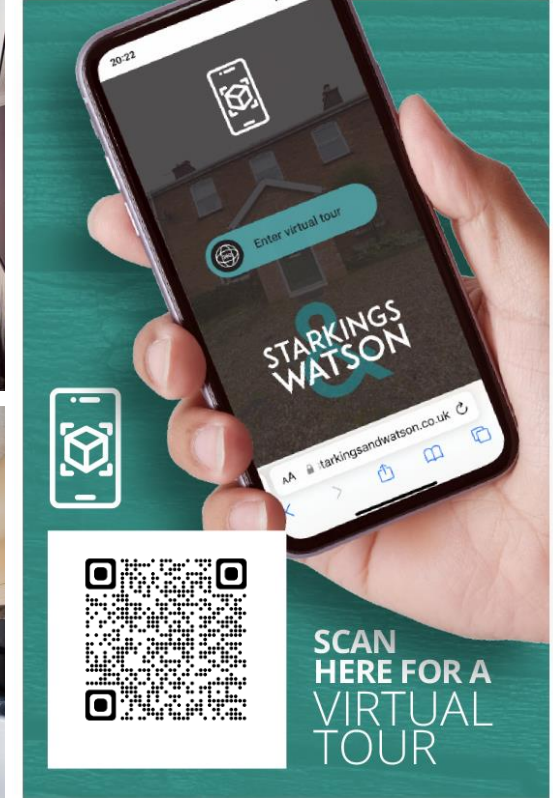
TOWER HILL

Beccles NR34 9YN

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



**STARKINGS
&
WATSON**

- No Chain!
- Spacious End Terrace Home
- Sitting Room & Play Room/Study
- Open Plan Kitchen/Dining Room
- Four Ample Bedrooms
- Family Bathroom & W.C
- Low Maintenance Courtyard Garden
- Popular Location Close to Amenities

IN SUMMARY

Occupying an ELEVATED POSITION within this POPULAR RESIDENTIAL LOCATION close to the TOWN CENTRE is this FOUR/FIVE BEDROOM end terrace FAMILY HOME. The property offers plenty of space for a growing family, including a downstairs W.C, social and spacious kitchen/dining room, separate SITTING ROOM and an additional study or BEDROOM which completes the ground floor. On the first floor you will find FOUR BEDROOMS and the family bathroom off the landing. In addition, the current vendors have recently fitted a brand NEW gas fired COMBI BOILER. Externally you will also find a low maintenance rear garden. The property would suit a number of different purchasers including possible BUY TO LET INVESTORS.

SETTING THE SCENE

Approached with a large lawned grass frontage with the possibility to drop the curb (stp) with steps to the side leading to the main entrance door.

THE GRAND TOUR

Entering the main entrance door to the side you will find a welcoming entrance hallway with stairs to the first floor landing and the ground floor W.C. To the front there is useful study/playroom or fifth bedroom as well as the main sitting room. To the rear there is large kitchen/dining room with a range of cupboard units, rolled edge work surfaces over, built-in storage cupboard, space for various white goods and the kitchen table, integrated electric oven and gas hob over as well as wall mounted gas fired central heating boiler. There is a door to the rear garden also. Heading up to first floor landing you will find a built-in cupboard and loft hatch access. To the front of the house you will find two double bedrooms with two further bedrooms located to the rear. The family bathroom has been well fitted with tiled walls and a bath with thermostatic shower over.

THE GREAT OUTDOORS

The private courtyard style rear garden is low maintenance and mainly laid to paving with an area of decking also. Within the rear garden you will also find a storage shed, a set of steps leading from the back of the house as well as access to the side allowing access.

OUT & ABOUT

Located within an easy walk of the shops amenities and local schools. 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



To arrange an accompanied viewing please call our Bungay Office on **01986 490590**



runs a regular service to Lowestoft, Norwich and many of the smaller villages close by.

FIND US

Postcode : NR34 9YN

What3Words : ///safest.interrupt.regarding

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised that the property is believed to be of a steel framed construction. Buyers should make their enquiries as to how this might affect a mortgage. Our clients purchased the property with a mortgage.

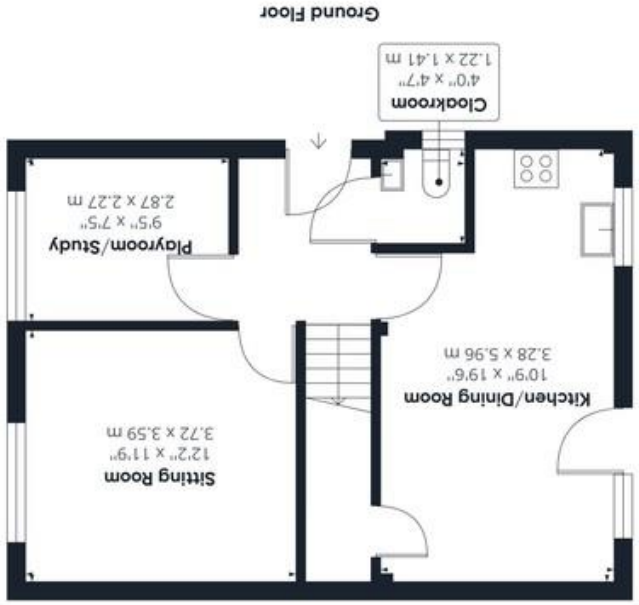
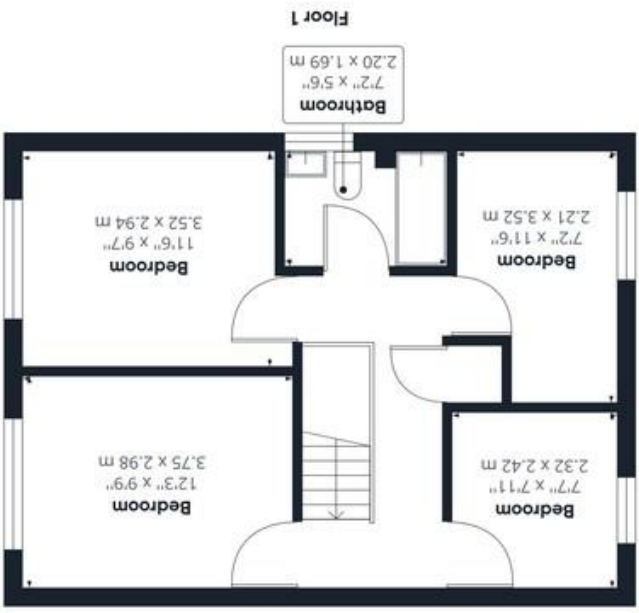
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



GIRAFFE 360

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

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 1011.54 ft²
 93.98 m²

