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Resident  
permit  
holders  
only  
8am-6pm

*White Haven,*  
Beccles, Suffolk.

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

Beccles Town Centre - 0.4 Miles

Southwold - 12.7 Miles

Norwich - 18.5 Miles

**A superbly presented and surprisingly spacious two double bedroom home, ideally situated footsteps from Beccles Town Centre, Train Station and The River Waveney. The property boasts a modern, bright space very much designed around entertaining. The hall entrance leads to a sitting room and stunning 18.ft kitchen/dining room which in turn flows open plan to the garden room. On the first floor two double bedrooms and a delightful bathroom are found. Outside the garden continues the theme with patio seating areas and a lawn that leads to the garage, currently part storage and part office space, beyond this we find an off road parking area. Offered with no onward chain, early viewing is essential.**



### Property

Entering White Haven via the front door we are welcomed by the entrance hall where the feeling of space, light and exceptional standard that follows are immediately apparent. Stairs rise to the first floor with open storage below whilst a door to our left enters the sitting room. The sitting room offers a cosy room which is set to the front of the property and enjoys a large window looking onto the front garden, back in the hall we pass the stairs and step into the impressive kitchen/dining room, this room really is the hub of the home and at over 18.ft offers space designed around modern living and entertaining. Timber effect flooring lines the room and flows open plan into the garden room bringing continuity and further extending the feeling of space. An attractive range of kitchen units are set below solid wooden worksurfaces whilst a ceramic sink in placed enjoying a view of the rear garden. Space is made for a dishwasher and washing machine whilst a fitted fridge /freezer, microwave and extractor are found. A range style cooker offers a focal point to the room and may be available by negotiation. The room extends to offer an ample dining area with fitted drinks cabinet matching the kitchen units. From here we step into the garden room, French doors from here open to the patio and where we enjoy the southerly aspect. Climbing the stairs to the first floor landing we find doors opening to all of the rooms and a large storage cupboard. At the rear the first of the double bedrooms enjoys a view of the garden. Adjacent we find the bathroom which echoes the superb standard throughout. Fitted with a modern white suite we find a bath with shower and screen over, vanity unit set below the basin and a w/c, attractive tiles compliment the finish. Completing the accommodation we step into the impressive master bedroom. A large window fills the room with light whilst fitted wardrobes and cupboards provide superb storage and house the recently fitted gas combination boiler.







## Outside

From Denmark Road we push open the front gate and pass the enclosed courtyard frontage which leads to the entrance of White Haven. At the rear vehicular access via 'Pig Lane' leads to the off road parking space which in-turn gives access to the garage. The garage currently offers part storage to the front accessed via an up and over door whilst at the rear on the garden side a personal door opens to the office space. The garden itself is soaked in sun enjoying a southerly aspect. Stepping from the garden room French doors lead to an extensive patio providing the perfect spot to relax and entertain, an attractive wall forms the western boundary whilst the garden is framed with raised timber sleeper beds. A step leads onto the lawn area where we return to the garage.

## Location

The property is superbly situated within walking distance of Beccles, a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town and there is a bus station with a daily service to London (Victoria) and regular services to Lowestoft, Norwich and many of the smaller villages around. Beccles train station has a direct line to London Liverpool Street. The town is located on the Waveney River which is a gateway to the Broads network. 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: B  
Postcode: NR34 9DN

## Tenure

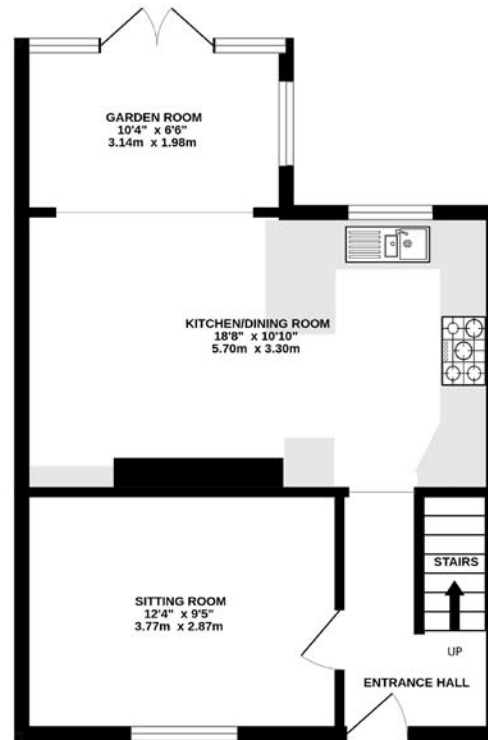
Vacant possession of the freehold will be given upon completion.

## Agents' Note

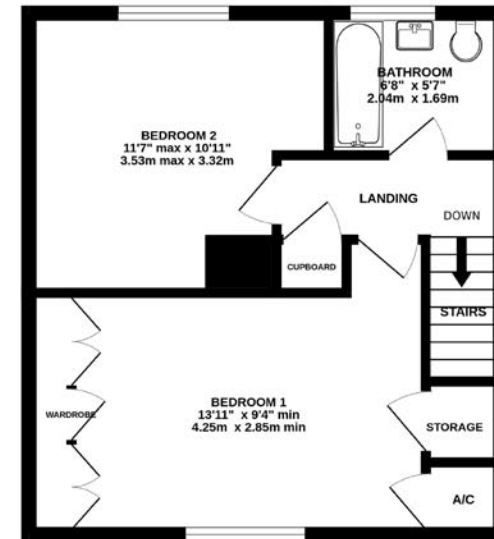
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £230,000**

GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.3 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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Halesworth	01986 888205



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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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