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Viewpoint Mews,
Shipmeadow, Beccles.

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**MUSKER
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ESTATE AGENTS

Beccles - 3.8 Miles
Bungay - 3.1 Miles
Norwich - 17.7 Miles
Southwold - 15.4 Miles

A superb opportunity to purchase this attractive four bedroom home situated within the popular Viewpoint Mews Development in Shipmeadow. This converted Victorian workhouse combines a wealth of character with the practicality of modern living, offering superbly proportioned, bright, spacious rooms. Outside we find allocated parking and this particular house enjoys a private south facing rear garden along with a range of communal areas to use. The property is offered with no onward chain.



Property

Entering number 18 via the front door we are welcomed by the entrance hall of this deceptively spacious home. Our stairs rise directly in front of the the first floor whilst doors to either side open to the living and kitchen spaces. Stepping to the right we enter the sitting room where the scale of the property is instantly apparent. The tall ceilings are lined with timbers whilst sections of exposed brick add to the character of the space. A door opens to the rear garden whilst a window fills the room with light which at nearly 20.ft offers a superb space for family life and entertaining alike. From the sitting we flow open plan to the dining room which again enjoys a view of the garden, a (currently closed) chimney breast offers the option for a focal point in the room and a large walk in closet is set to the return below the stairs. From the dining room we again flow open plan to the kitchen. This excellent working space is fitted with a vast range of units complemented by contrasting work surfaces. The sink is set below a window to the front aspect and space is made for our kitchen appliances. A door from here brings us full circle back to the hall. Climbing the stairs to the first floor we step onto a large split level landing. Set the rear we find our first two bedrooms looking onto the rear garden and fields beyond. The master bedroom offers a superbly proportioned double room with fitted wardrobes and a large en-suite shower room. Across the landing we find a generous single room which boasts a fitted cupboard. Set to the front of the property we find the family bathroom, a sizable room fitted with a bath, w/c and wash basin. Here we also find the airing cupboard. Back on the landing steps rise to the split landing where a window looks to the front aspect and our stairs rise to the second floor. At the head of the stairs doors open to the two further generous double bedrooms, on the right the slightly smaller room benefits from two velux windows filling the room with light whilst on the left the slightly larger room has two dormer windows offering a superb view. The chimney breast from the dining room rises through the centre of this bedroom.







Outside

From the B1062 Beccles to Bungay road we approach Viewpoint mews over the private road way which brings us to the front of the site, from here the road splits to the left and right which both lead to the generous off road parking areas. Number 18 uses the left car park although no set allocation is in place. Approaching the property itself we pass over the attractive communal frontage which is laid to lawn with planted flower beds and paths leading to each property. At the rear of the house we find a large private garden fully enclosed by timber fencing and one of the original walls. The garden itself is currently laid to lawn providing a superb space to play or entertain whilst offering the option for a keen gardener to create a detailed garden in this superb south facing space. At the very rear of the site a large communal open green space is set aside for use by all.

Location

Shipmeadow is a quiet, rural village, almost equidistant from the market towns of Beccles and Bungay. Viewpoint Mews is a converted Victorian workhouse that enjoys an elevated position surrounded by open fields. 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.
Night Storage Heating.
Energy Rating: E

Local Authority:

East Suffolk Council
Tax Band: D
Postcode: NR34 8EX

Tenure

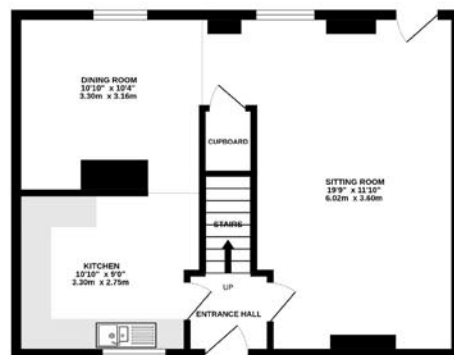
Vacant possession of the freehold will be given upon completion.

Agents' Note

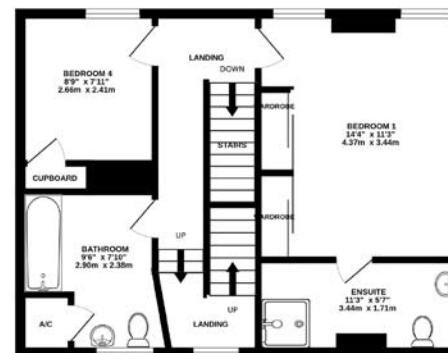
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not. The property is subject to a £25 pcm maintenance charge.

Guide Price: £275,000

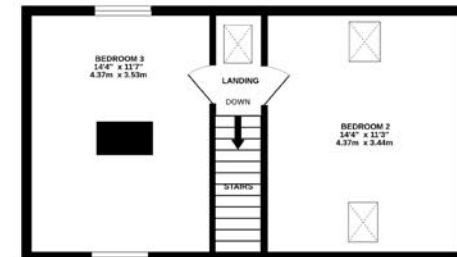
GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



2ND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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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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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