



*The Hollies,*  
Rivetts Loke, Beccles.





Bungay - 5.9 Miles  
Loddon - 7.0 Miles  
Southwold - 13.4 Miles  
Norwich - 18.2 Miles

A truly rare opportunity to purchase this exceptional home enjoying one of Beccles' most desired addresses. The property built by Brain Sabberton Ltd enjoys a most discreet yet central position within this Suffolk market town set enjoying grounds that extend to 0.3 Acres (stms). The property itself boasts a grandeur and standard of finish rarely associated with such a modern home. Inside the versatile space is set over two floors comprising of four bedrooms, three bathrooms, reception hall, sitting room, utility room and a 'show stopping' family kitchen, dining and living space which at over 35.ft truly is the hub of the home. Outside an oversized garage and carport lead from the extensive drive whilst the landscaped gardens echo the impeccable standard throughout.

Property comprises briefly:

- Reception Hall
- Sitting Room
- Family Kitchen/Dining/Living Room
- Utility Room
- Master Bedroom Suite with Dressing Room & En-Suite
- Ground Floor Double Bedroom
- Ground Floor Wet Room
- First Floor Guest Bedroom with En-Suite
- First Floor Bedroom/Office & Gym
- Grounds Extending to one third of an Acre (stms)
- Exceptional Off Road Parking
- Over-sized Garage & Car Port
- Landscaped Gardens



## The Property

Entering The Hollies via the front door we are welcomed by the reception hall of this breath taking home, the feeling of space and exceptional finish that is found throughout is instantly apparent on arrival. Double doors lead to both of the main living spaces whilst an oak and glass staircase leads to the galleried first floor landing the first of many statements as we head through the home. A large cloaks cupboard features and double glazed doors open to the most impressive family kitchen, dining and living space. At over 35.ft this stunning room offers three distinguished spaces that work seamlessly as one and offer the perfect spot for family living and entertaining alike. The kitchen has been re-fitted to a superb standard and finds the normally impossible balance of looking good and remaining practical, a large window looks onto the rear garden and fills the space with natural light. The dining area is the real statement of the room with a vaulted ceiling and full height windows which take in a view of the garden whilst French doors open to the patio. The living area takes in a view of the entire room and provides a sociable, relaxed space. From here we step into the impressive utility room where a walk in pantry and large cupboard add to the excellent storage in the home and a range of fitted units incorporate our laundry appliances. A door from here opens to the covered seating area outside. Returning to the hall double glazed doors again open to the sitting room which has been the perfect evening room for the current vendors, at 17.ft no compromise is made on space, a large wood burner is set to the fireplace which offers a cosy focal point to the room whilst French doors again open to the patio. Back in the hall we pass the large airing cupboard and the superbly fitted wet room which is set adjacent to the first of the double bedrooms. The bedroom enjoys a view of the tiered garden and boasts a fitted wardrobe. Next door we step into the most impressive master bedroom suite. This exceptional room is again filled with natural light and has been fitted with a range of storage which is only shadowed by that in its own dressing room! The dressing room enjoys extensive fitted wardrobes and again a large window fills the space with light. Completing the master suite we find the en-suite which enjoys a bath, separate shower and vanity wall which incorporates our sink and w/c. Climbing the stairs to the first floor our eye is drawn to the stunning staircase and view over the gallery as we step onto the landing. To our left we enter the exceptional guest bedroom which provides a private space for visitors that enjoys fitted wardrobes and a recently re-fitted en-suite shower room. Crossing the landing we pass the large linen cupboard and enter the final room of the house. Currently a home office, gym and snug the fourth bedroom offers absolute versatility in its use, two skylight windows and a feature dormer fill the room with natural light. A further attic room is accessed from here providing further potential to extend the space (stpp) should it be required.





## Gardens and Grounds

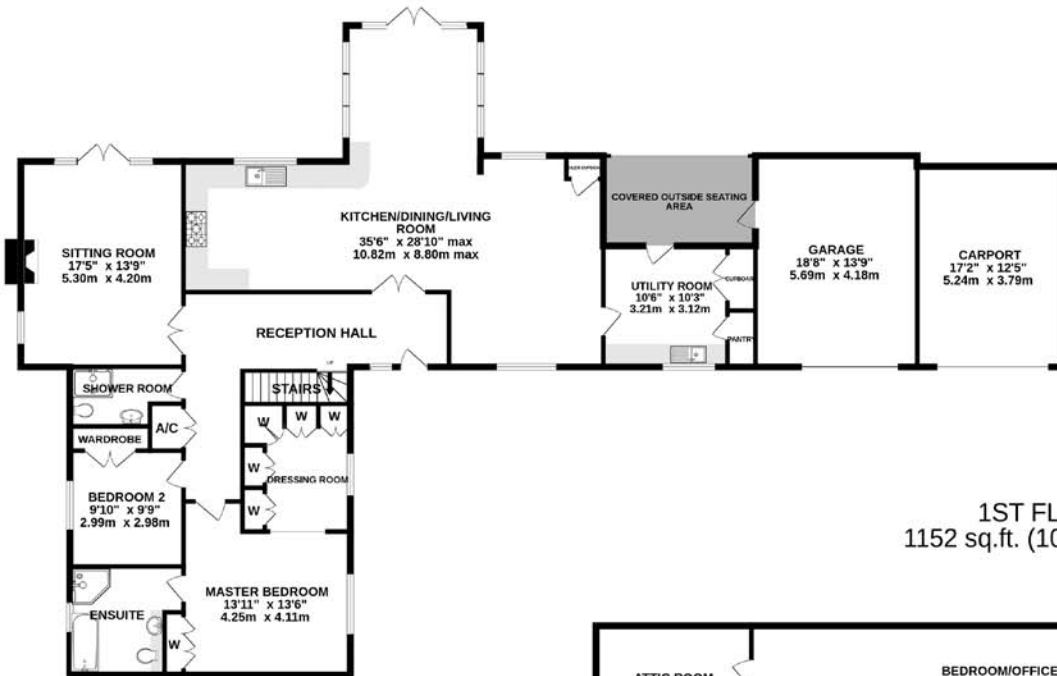
From London Road we approach the private brick weave road way that forms Rivetts Loke and approach the Hollies enjoying the most discreet position at the foot of this small development. Passing the serpentine boundary wall we enter the property and are welcomed by the exceptional driveway which leads to both the garage and car port whilst offering ample parking and turning and is framed by low set beds which are complemented by the immaculately manicured shrubs and perennial flowers. The drive offers level access to the front door whilst a path to the side of the property offers gated access to the rear. At the rear we find a superbly landscaped space that is soaked in sunlight from the southerly aspect and has been perfectly planned to offer a low maintenance yet stunning garden space. From the rear of the house a large patio can be accessed from the sitting room, family kitchen dining space and the utility room where a covered seating area allows use of the outside throughout the year. The lawns wrap around the patio and are framed with established beds that have again been planned with the utmost attention to detail. A raised terrace area to the southern boundary provides an elevated seating spot whilst on the north eastern side of the house we step down over two tiers to the foot of the garden.

## Location

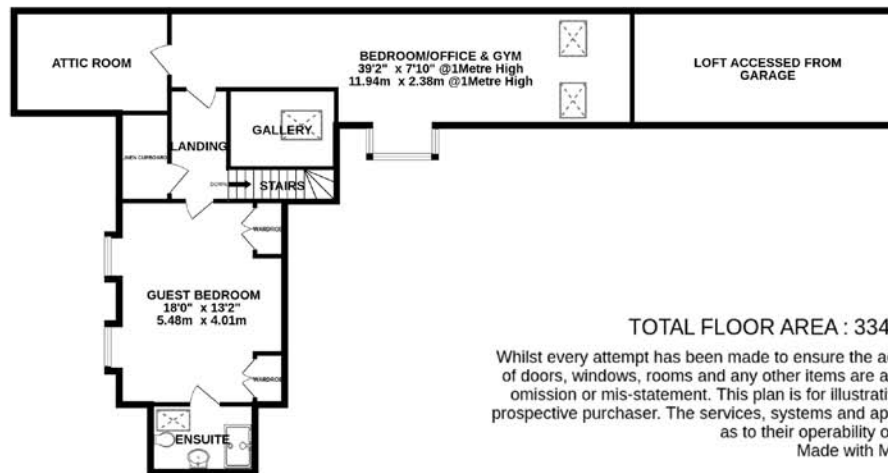
The property is conveniently located on the rarely available Rivetts Loke, an exclusive development built by highly regarded local builder Brian Sabberton Ltd; enjoying a most discreet position whilst being only a short work into the centre of the market town of Beccles which provides a superb range of amenities, schools and train station. The Cathedral City of Norwich lies approximately 18.5 miles away with a mainline rail service to London Liverpool Street (approx 1hr 54 mins). Southwold and the unspoilt Suffolk coastline is within an easy drive of the Town.



**GROUND FLOOR**  
2193 sq.ft. (203.7 sq.m.) approx.



**1ST FLOOR**  
1152 sq.ft. (107.0 sq.m.) approx.



**TOTAL FLOOR AREA : 3344 sq.ft. (310.7 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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### Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Gas Fired Central Heating  
Mains Water  
Mains Drainage  
Mains Electricity  
Solar Panels (owned)  
EPC Rating: TBA

### Local Authority

East Suffolk Council  
Tax Band: F  
Postcode: NR34 9YL

### 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.

### Tenure

Vacant possession of the freehold will be given on completion.



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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