



Coney Hill,
Beccles, Suffolk.



**MUSKER
McINTYRE**
ESTATE AGENTS



Beccles Town Centre – 0.9 mile

Norwich – 20.7 miles

Southwold – 11.4 miles

A superb opportunity to purchase this attractive, bay fronted, semi-detached bungalow situated with excellent access for the Town and local amenities. The property has recently been re-decorated throughout and boasts the most surprising garden plot which offers a blank canvas for a budding gardener with potential to create a vast parking area to the frontage (stpp). Offered with No onward chain, viewing is essential.

The Property comprises briefly:

- Entrance hall
- Sitting room
- Kitchen
- Main Bedroom
- Second double bedroom
- Bathroom
- Generous front & rear gardens
- Walking distance to schools & town centre



The Property

The bungalow is presented in excellent condition throughout offering deceptively spacious rooms. Stepping through the newly fitted front door we are welcomed by the entrance hall which leads to all of the accommodation. On our left we find the bedroom areas whilst to the right are living spaces. Set to the front of the property and enjoying a full height bay window we find the sitting room, the large window fills the rooms with natural light whilst a feature fire place offers a cosy focal point to the room. Timber effect flooring continues from the hall and compliments the space. Set to the rear we find the kitchen/breakfast room. Fitted with a modern range of wall and base units the room offers excellent storage and working space on the contrasting work-tops. Our sink is set below a window which enjoys a view of the garden and door opens to the large patio area ideal when summer entertaining. Back in the hall we find modern bathroom set to the middle of the property. Fitted with a white suite that boasts a shower over the bath and feature screen fitted along with a w/c and wash basin. Fully tiled walls and flooring complement the room. Looking onto the rear aspect we find the first of the double bedrooms. This slightly smaller room boast a fitted closet providing a storage solution. At the front we find the master bedroom which enjoys a fitted closet and large fitted wardrobe. This completes the accommodation.



Outside

The property is approached by an extensive path that dissects the large front garden space. Currently laid to lawn the garden would lend itself ideally to becoming parking for the property (stpp) The path leads to the front door and extends to the side of the bungalow leading to the rear gardens. At the rear the garden space is exceptional. A door from the kitchen steps onto the vast patio where we also find a brick built shed in situ. The garden then extends to offer a large area of lawn which leaves a blank canvass for a budding gardener or space to be enjoyed as is.

Location

The house is situated just on the outskirts of Beccles. It is within walking distance of the full range of amenities Beccles has to offer, which is a busy market town with many shops, restaurants, schools and pubs. There is a local bus station which runs a regular service along with a Train Station offering main line links to London. The town is located on the Waveney River which is a gateway to the Broads network. The unspoiled Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.



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, electricity and drainage connected.

EPC Rating: D

Local Authority

East Suffolk Council

Tax Band: A

Postcode: NR34

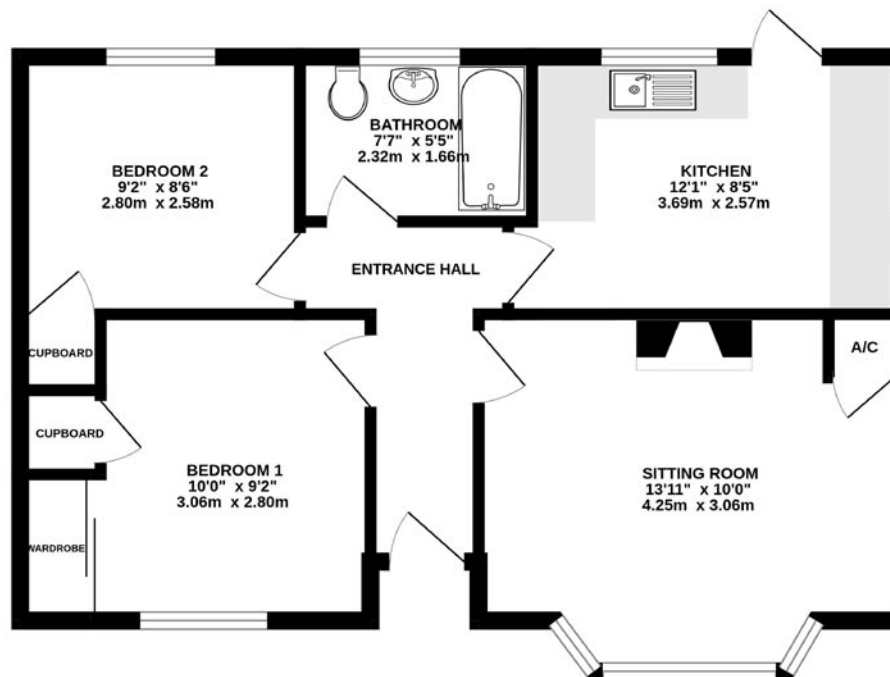
Agents Note

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.

GROUND FLOOR
533 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 533 sq.ft. (49.6 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

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
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.