

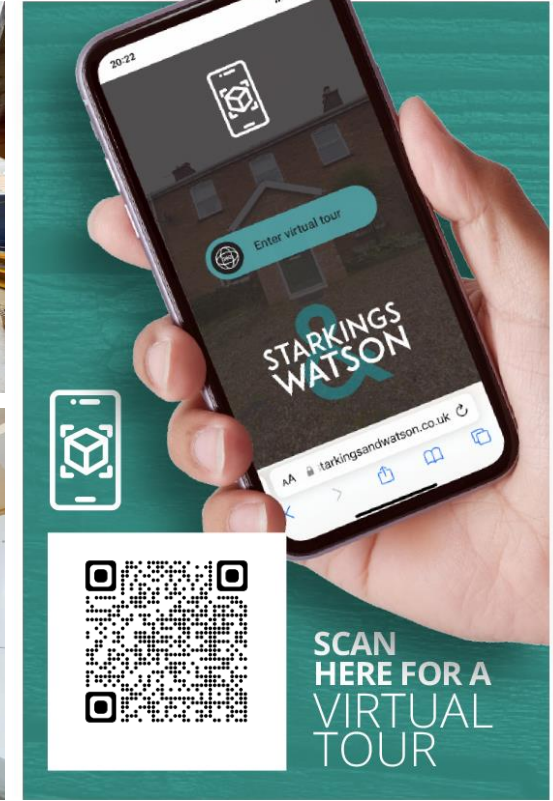
VIEWPOINT MEWS

Shipmeadow, Beccles NR34 8EX

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- No Chain!
- Character Features Throughout
- Accommodation Over Three Floors
- Newly Installed Wood Burner
- Open Plan Reception & Kitchen
- Three Bedrooms & Two Bathrooms
- Private Single Garage & Garden
- Further Communal Parking & Gardens

IN SUMMARY

NO CHAIN! Located within a UNIQUE GRADE II LISTED DEVELOPMENT in a RURAL POSITION you will find this END OF TERRACE HOME with accommodation extending to approximately 1100 SQ FT over THREE FLOORS. Viewpoint Mews is located in a wonderful rural spot with FAR REACHING views across fields and marshland but is only a few miles of both BUNGAY and BECCLES in either direction. Internally you will find an OPEN PLAN reception with fireplace and WOODBURNER as well as well fitted modern kitchen. On the first floor there are TWO BEDROOMS and TWO BATHROOMS and on the top floor there is another comfortable BEDROOM. Externally you will find PRIVATE REAR GARDENS ideal for outside entertaining as well as a private single garage with power and light. The development also offers plenty of COMMUNAL PARKING and generous communal gardens. You will also find NEWLY INSTALLED electric thermostatic radiators within the house.

SETTING THE SCENE

Approached via the main communal roadway to the

development, the shingled driveway leads to the side of the buildings to the rear to the communal shingled parking area. The property can be found at the end of the row of terraces with impressive communal gardens to the front and a main entrance door.

THE GRAND TOUR

Entering via the main entrance door to the front, there is a hallway entrance with built in storage understairs and the stairs to the first floor landing. There is a door leading into the main reception room with impressive brick built fireplace housing a woodburner and plenty of space for table, chairs and sofas. There is a large window to the front and traditional rear door leading to the courtyard garden. Open plan to the reception is the kitchen which offers a range of fitted units and rolled edge worktops over, there is an electric hob and fitted electric oven with space for washing machine and dishwasher and fridge/freezer. Heading upstairs to the landing there is a fitted storage cupboard and stairs to the second floor. To the front you will find a bedroom currently used as an office. To the rear, a family bathroom with shower over the bath and adjacent there is the main bedroom with lovely views to the rear. The main bedroom also benefits from an en-suite bathroom with panelled walls and a bath. Heading up to the top floor there is another double bedroom in the eaves with exposed beams and far reaching views. The property has recently been fitted with new electric thermostatic 'Fischer' radiators which are individually programmable.



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THE GREAT OUTDOORS

To the rear of the property there is a low maintenance private courtyard style garden mainly laid with gravel, with raised mature borders and an outside tap, the perfect place for table and chairs and a summer BBQ. There is also a large communal garden to the rear of the property with football pitch, also for residents to use. Alongside the communal gardens there is a large shingled parking area with plenty of off road parking.

OUT & ABOUT

Located in the Town Centre of Beccles, the property enjoys a residential position within walking distance to local amenities. 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 runs a regular service to Lowestoft, Norwich and many of the smaller villages close by.

FIND US

Postcode : NR34 8EX

What3Words : ///blip.displays.laptops

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the property forms part of a Grade II Listed development with shared monthly costs of £25pcm for the upkeep of the communal areas.

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:



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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.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area™
 1122.03 ft²
 104.24 m²
 Reduced headroom
 55.11 ft²
 5.12 m²

