

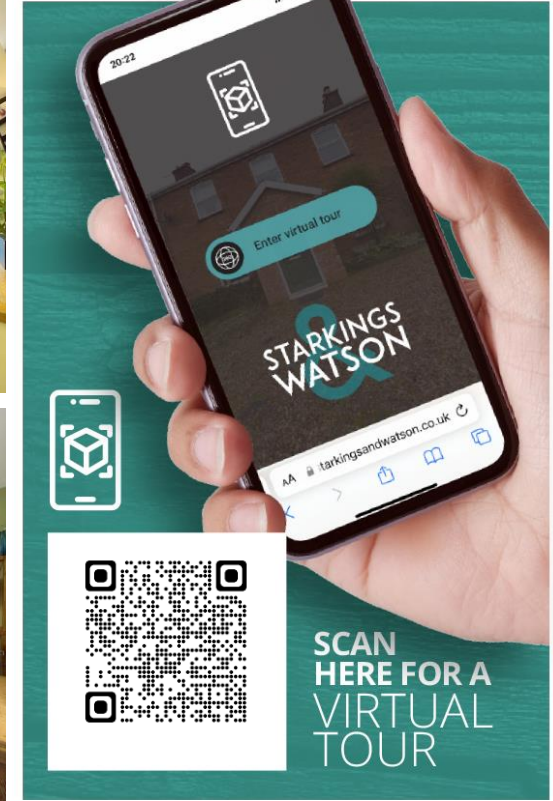
BECCLES ROAD

Fritton, Great Yarmouth NR31 9AB

Freehold | Energy Efficiency Rating : F

To arrange an accompanied viewing please pop in or call us on 01603 336116

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- Semi-Detached Character Home
- Recently Fully Renovated
- Separate Sitting & Dining Rooms
- Newly Fitted Kitchen
- Utility Room
- Three Bedrooms
- Private & Enclosed Rear Garden
- Backing Onto Woodland

IN SUMMARY

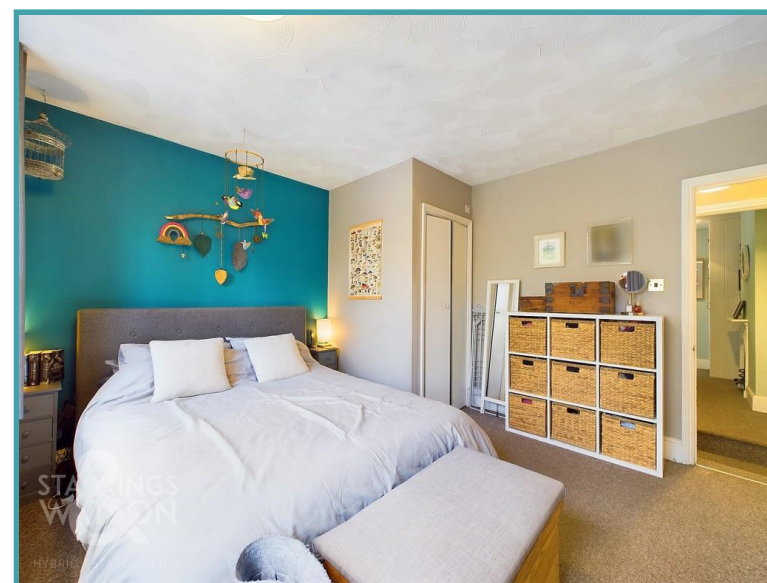
Having been FULLY RENOVATED this semi-detached character home backs onto WOODLAND with stunning RURAL VIEWS to front and rear, often gracing the occupants of the adjacent homes with wildlife. Finished to a HIGH STANDARD with a RECENTLY INSTALLED BOILER, NEWLY fitted KITCHEN, BATHROOM and EN SUITE SHOWER ROOM. Set back from the road, with OFF ROAD PARKING for TWO VEHICLES, the accommodation comprises entrance hall, SITTING ROOM with high ceilings and feature BAY WINDOW, DINING ROOM with storage, KITCHEN, GARDEN ROOM, rear lobby and FAMILY BATHROOM. The first floor offers THREE DOUBLE BEDROOMS including the larger with EN SUITE SHOWER ROOM. The outside space is a real FEATURE with a brick weave path leading to a useful external UTILITY ROOM and raised DECKED AREA to enjoy the SOUTH FACING SUN leading to a predominantly laid to lawn garden with bespoke timber built WORKSHOP.

SETTING THE SCENE

The property is found off the road with a sloping brick driveway giving off road parking for two vehicles leading to an iron gate with access to the side of the property.

THE GRAND TOUR

Entering via the main door you are greeted by the stairs leading to the first floor with the uPVC bay fronted sitting room to your right benefiting from a cast iron wood burner set within a wooden fronted fireplace with tiled hearth. To your left of the entrance is the dining/family room, with under the stairs storage and open brick fireplace, this room leads through to the newly fitted galley style kitchen space which offers an array of wall and base mounted storage units set upon complimentary square edge work surfaces giving way to the integrated dishwasher, inset stainless steel sink, integrated electric oven and ceramic hob with extractor above. Heading towards the rear of the property the three piece family bathroom can be found with bath and wall mounted shower head. Just off from the kitchen lies the brick and uPVC conservatory/garden room currently serving as a home office space. The first floor gives access to all three bedrooms off the central landing with the larger being a dual aspect front facing bedroom which also has use of the en-suite, three piece shower room with walk-in cubicle. The further two bedrooms are both set to the rear of the property with carpeted flooring under foot.



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THE GREAT OUTDOORS

Leaving via the conservatory door to the rear you can find access to the utility room with plumbing for a washing machine and space for the tumble dryer. Into the garden space there is a well maintained two tiered garden formed of a wooden decking area giving access to the oil tank and lawned garden which houses the brand new water treatment system. A newly, bespoke built workshop sits at the rear of the garden which could become an ideal hobby space, potential home office, gym or external entertainment area sat in front of the low level timber fence overlooking the endearing woodland behind.

OUT & ABOUT

The property is situated in Fritton, a rural village located on the A143 Yarmouth/Beccles Road, close to the River Waveney. Surrounding the property, woodland walks can be found, with access to the Norfolk and Suffolk Broads, and the wide range of associated activities. The village is 8 miles South West of Great Yarmouth and some 15 miles South East of Norwich. The adjoining village of Haddiscoe offers a useful rail link, whilst the village and many other adjoining villages offer excellent transport links via road.

FIND US

Postcode : NR31 9AB

What3Words : ///birdcage.misty.stun

VIRTUAL TOUR

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

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.

(1) Excluding balconies and terraces

Approximate total area^m
 1001.83 ft²
 93.07 m²

