

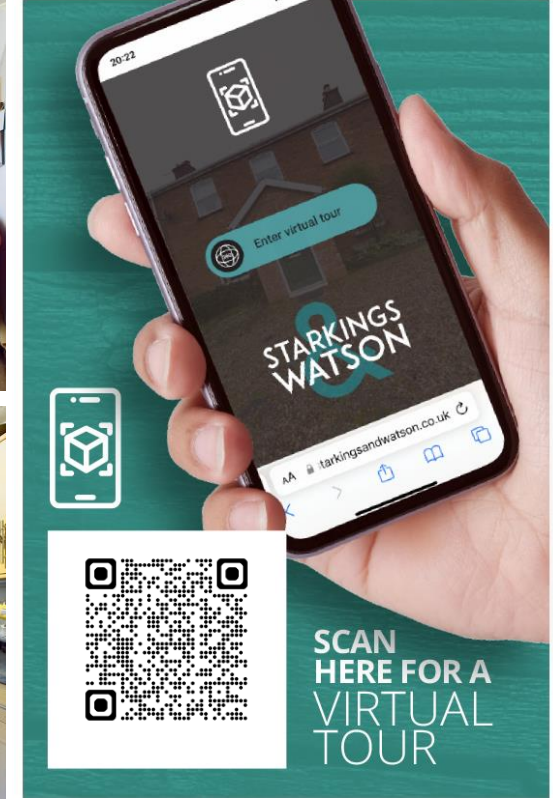
CONEY HILL

**Beccles NR34 7AZ**

Freehold | Energy Efficiency Rating : C

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

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**STARKINGS WATSON**

- Detached Family Home
- Popular Market Town Location
- Extended & Improved
- Landscaped Rear Garden With Pond
- Large L-Shaped Reception & Conservatory
- Converted Garage & Separate Kitchen
- Four Ample Bedrooms
- Large Driveway Parking

### IN SUMMARY

Offering approx. 1350 SQFT (stms) internally and located within a POPULAR PART of BECCLES you will find this DETACHED FAMILY HOME which offers excellent space. Externally you will find to the front a LARGE BRICKWEAVED DRIVEWAY providing ample driveway parking. To the rear is a lovely SUNNY GARDEN which has been landscaped to create a space the whole family can enjoy. Internally, having converted the garage, the house offers plenty of space with HALL ENTRANCE, W/C, games room/reception, kitchen, main L-SHAPED RECEPTION SPACE and conservatory extension. On the first floor there are FOUR AMPLE BEDROOMS and a family bathroom. Within walking distance of the house are a selection of great SCHOOLS as well as amenities with the town centre of BECCLES around 15 minutes walk.

### SETTING THE SCENE

Approached from Coney Hill you will find a large hard standing parking area/driveway to the front providing off road parking for a number of vehicles. This leads to the main entrance door with gated side access to the rear garden.

### THE GRAND TOUR

Entering via the main entrance door to the front there is a porch with coats storage. To the left in part of the converted garage you will find a games room/reception which could be used in a number of ways. The porch also gives access to the inner hallway with stairs to the landing, WC, understairs storage and further walk in cupboard. The kitchen also found off the inner hallway offers plenty of cupboard storage with solid worktops as well as integrated electric oven and gas hob, fridge and washing machine. There is a door to the side garden and further storage cupboard. Heading into the main sitting room you will find a large L-Shaped room with plenty of space for sitting and dining. There is a feature gas fireplace, bay window to the front and double doors onto the rear garden as well as access to the extended conservatory providing further reception space and further access to the garden. Heading up to the first floor landing there are four ample bedrooms and a family bathroom. To the front there are two generous double bedrooms and to the rear two smaller bedrooms. The family bathroom offers a four piece suite with separate bath and shower cubicle.

### THE GREAT OUTDOORS

The rear garden has been landscaped and offers a sunny southerly aspect. There is a large paved patio ideal for table and chairs leading from two sets of French doors. There is the main section of lawn with bordered with shrubbery as well as a brick built pond and rockery with decked area beyond and a



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greenhouse. You will also find a raised deck with space for sheds and storage. The garden is a lovely space to be enjoyed all year round and is enclosed with timber fencing.

#### 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 7AZ

What3Words : ///pressing.newlyweds.chairing

#### 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

Reduced headroom (below 1.5m/4.9ft)

Approximate total area™

1349.77 ft<sup>2</sup>  
125.4 m<sup>2</sup>

Reduced headroom

11.77 ft<sup>2</sup>  
1.09 m<sup>2</sup>

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