

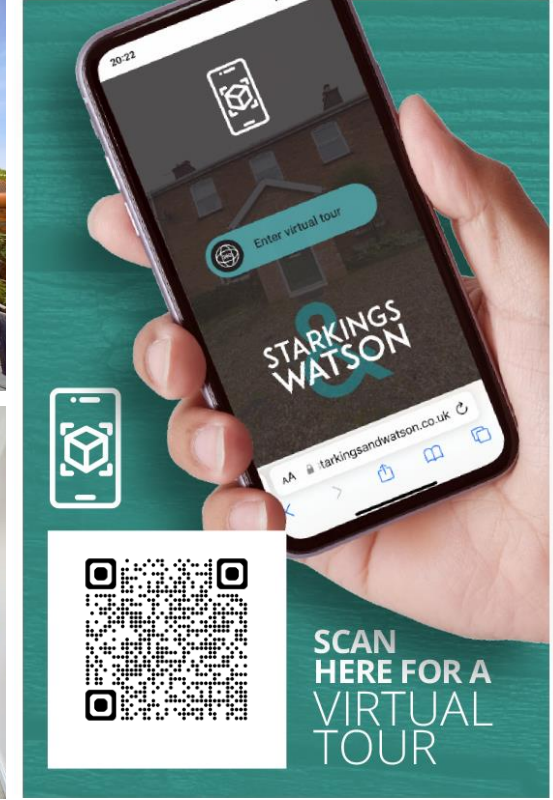
NORTHGATE

Beccles NR34 9AS

Freehold | Energy Efficiency Rating : C

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STARKINGS & WATSON

- Attached Townhouse
- Exceptional Position within Beccles
- Far Reaching Riverside & Marsh Views
- Generous Accommodation Over 1800 sqft (stms)
- Three Reception Rooms, Kitchen & Utility
- Four Large Bedrooms & Two Bathrooms
- West Facing Balcony with Stunning Views
- Off Road Parking & Garage

IN SUMMARY

This UNIQUE TOWN HOUSE located centrally within one of the most SOUGHT AFTER parts of BECCLES is presented in excellent order and features WONDERFUL FAR REACHING VIEWS across the river and marshes beyond. The house itself has been individually built and offers accommodation in excess of 1800 SQFT (stms) over multiple levels with access from both NORTHGATE to the front and The Score to the rear. Internally you will find THREE IMPRESSIVE RECEPTION ROOMS and modern kitchen on the main level with a w/c and entrance porch. To the lower levels there is a LARGE UTILITY and further store rooms and GARAGE. On the two upper levels there are FOUR AMPLE BEDROOMS and TWO BATHROOMS and a w/c. Accessed via the sitting room is STUNNING WEST FACING TERRACE overlooking the river ideal for outside dining. There is also OFF ROAD PARKING and the garage to the rear.

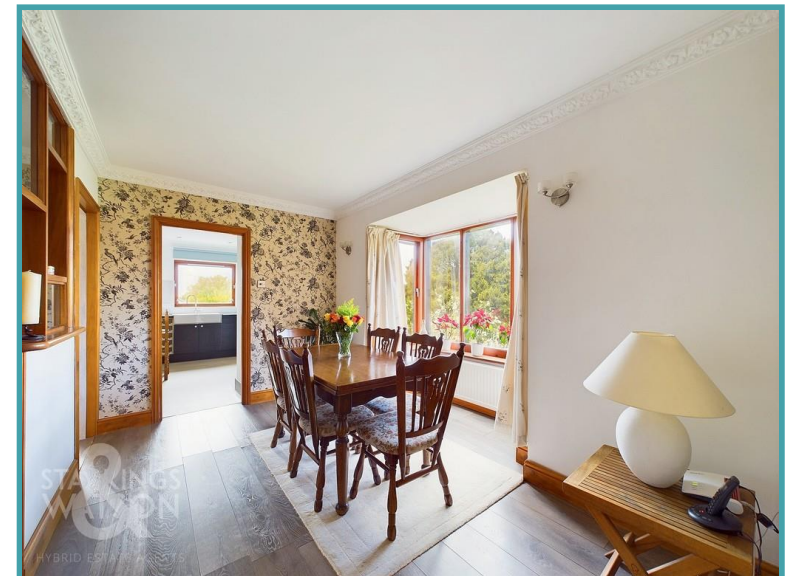
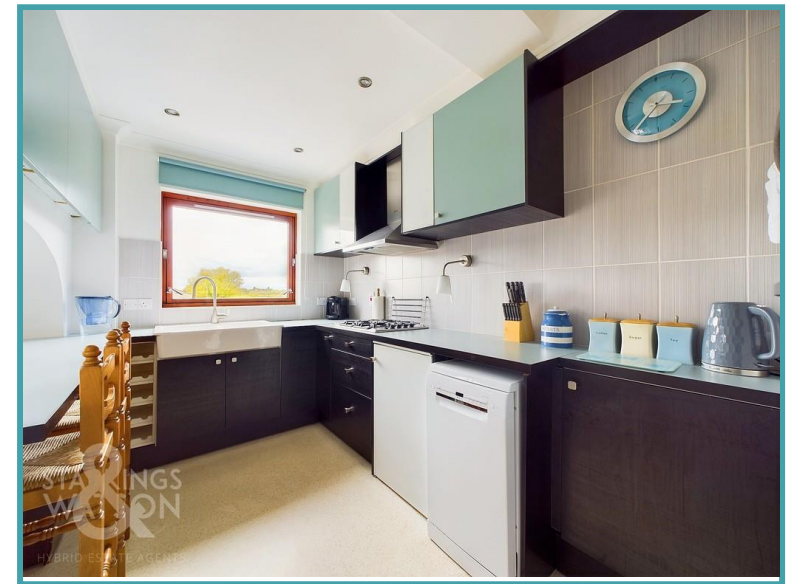
SETTING THE SCENE

The property can be approached via Northgate and the Score to the rear. From Northgate you will find a main front door leading into a front porch. To the side of the building there is a pathway and steps running beside the property leading down to the Score. From the side pathway there is also a door into the utility room. The Score is accessed via

foot and vehicle and at the bottom you will find off road parking, covered parking space and the integral garage.

THE GRAND TOUR

Entering the main entrance door to the front via Northgate you will find a covered and secure porch entrance with the main entrance door. The hallway features a built in cupboard and the ground floor w/c with a reception room immediately to the left which could be used in a number of differing ways including another ground floor bedroom if required. The hallway leads into the dining room with a bay window to the side with views across the town and beyond. Accessed from the dining room is the inner stair well leading to upper and lower levels as well as the kitchen and main sitting room. The modern kitchen features plenty of fitted units with a solid worktop over, ceramic double sink, integrated double eye level oven/grill, gas hob, and space for white goods. There are wonderful views from the kitchen sink as well as a hatch through to the sitting room. The sitting room is a lovely light filled space perfect for relaxing of an evening with the benefit of sliding doors opening onto the west facing terrace. The terrace is the ideal spot for a table and chairs with the far reaching views beyond. Using the inner stair well and heading down you will find an excellent utility room with a range of fitted units, space and plumbing for various white goods, solid worktops, a second sink and plenty of space for further storage. There is also a very useful door leading onto the side passage. Heading down another level you will find a series of very useful storage rooms which then lead into the integral single garage with up and over door also accessed from the rear via The Score. Heading back up the inner stair well to the upper bedroom levels there are two floors of bedrooms. From the first floor landing you will find two built in storage cupboards with the main master bedroom to the left. The main bedroom is a very good size with a large picture window to the west benefiting from the views. There are



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HYBRID ESTATE AGENTS

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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built in wardrobes as well as a modern en-suite shower room. On the other side of the landing there is a double bedroom with fitted wardrobes as well as a large family bathroom adjacent with bath and shower over. Heading up to the top floor you will find a w/c as well as a double bedroom to the front with built in cupboards. There is a further bedroom to the rear currently used as study again with fitted wardrobes.

THE GREAT OUTDOORS

The private outside space is limited to the stunning west facing terrace accessed off the main sitting room. The terrace is the ideal space for outside dining and entertaining and features far reaching views over the river and beyond. As previously mentioned, you will also find off road parking, covered parking and a garage on ground floor level accessed via the Score to the rear.

OUT & ABOUT

Located in the Town of Beccles, the property enjoys a residential position within walking distance to local amenities. The busy market town offers many shops, opticians, 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 9AS

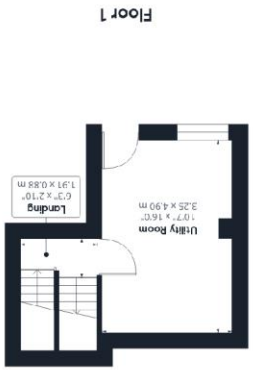
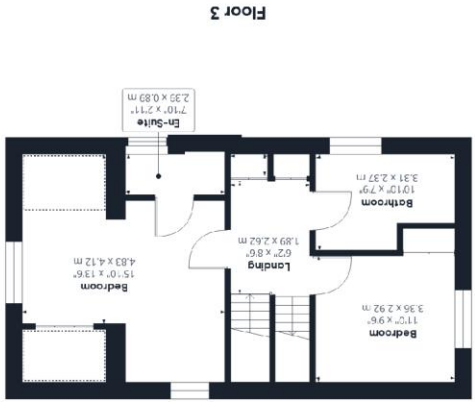
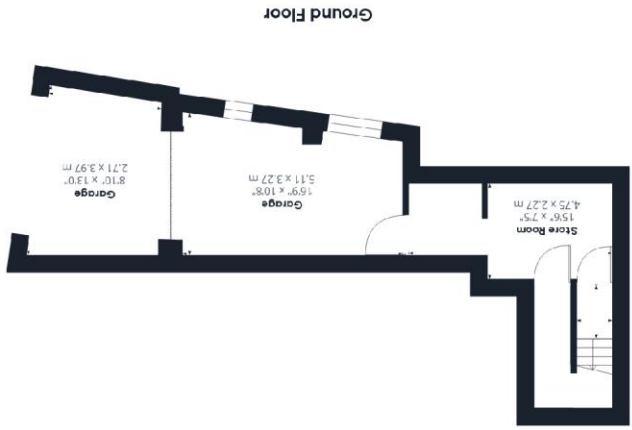
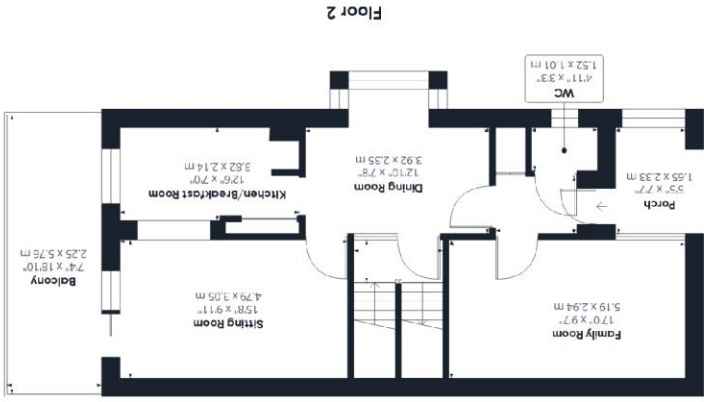
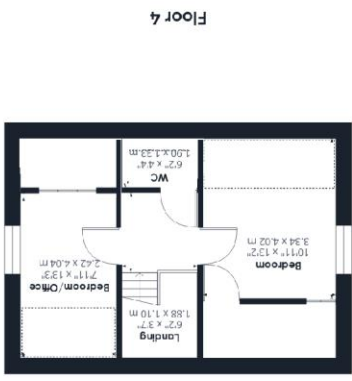
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VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the property is attached to the side as well as centrally with a separate apartment forming part of one of the central levels. This means there is a flying freehold in place below the main reception level of the house over the apartment. Whilst there is no mooring that comes with the house, the current vendors do rent a mooring which could possibly be passed to the new owner.



GIRAFFE360
 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^m
 2319.73 ft²
 215.51 m²
 Reduced headroom
 137.92 ft²
 12.81 m²

