



50 RECTORY ROAD
CARLTON COVILLE



Spacious four bedroom family home position on a corner plot with beautifully presented gardens and ample parking .

As you walk through the front door you are welcomed to an entrance hall which provides the perfect area for coats and shoes. Fully glazed doors allow light and a view through to a split level reception room with original parquet flooring and stairs rising to the first floor. From here the space opens to a stylish kitchen/ dining room overlooking the side courtyard area. Moving towards the rear of the property you will find an inner hallway which leads to a ground floor bedroom and shower room. The ground floor accommodation is completed by a further generously sized reception room, currently used a cinema room.

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council



On the first floor the landing leads to three bedrooms and a family bathroom.

Outside, the property sits back from the road flanked by established gardens with a driveway leading to a parking area. A side gate opens to a lovely, partly covered, paved area abutting the side of the house and connects well with the kitchen/ dining room and offers a great space for outdoor entertaining.



2

4

2



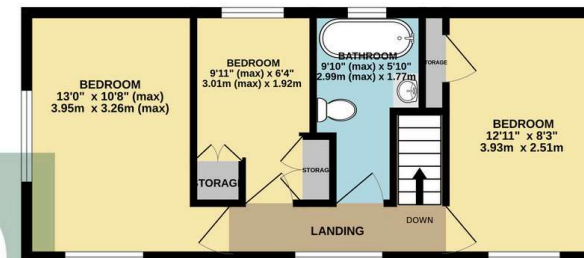
STYLISH
FAMILY HOME

FLOOR PLAN

GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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