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*Viewpoint Mews,  
Shipmeadow, Beccles.*

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

Beccles - 3.8 Miles  
Bungay - 3.1 Miles  
Norwich - 17.7 Miles  
Southwold - 15.4 Miles

**A superb opportunity to purchase this attractive three double bedroom home situated within the popular Viewpoint Mews Development in Shipmeadow. This converted Victorian workhouse combines a wealth of character with the practicality of modern living, offering superbly proportioned, bright, spacious rooms. Outside we find allocated parking and this particular house enjoys a large, private south facing rear garden along with a range of communal areas to use. The property is offered with no onward chain.**



### Property

Entering number 21 via the front door we are welcomed by the spacious entrance hall which provides space for our coats and boots after enjoying one of the many walks that surround the site. Stairs rise to the first floor whilst a door opens to the vast, bright, open-plan living, dining and kitchen area. This stunning room is filled with natural light from windows to both the front and rear aspect whilst a door opens to the rear garden. At over 20.ft x 20.ft the space works perfectly for modern living and entertaining. The kitchen area is set to the front of the house and looks onto the communal gardens. Fitted with a basic range of wall and base units the kitchen provides a superb working area. From the living dining area we look onto the spacious rear gardens. On the first floor the generous landing leads to the first two bedrooms and bathroom. The bedrooms both enjoy being set to the rear over looking the garden and open space beyond. The first is a comfortable double bedroom whilst next door we find the impressive master which enjoys its own bathroom. Along the landing the main bathroom is set to the foot of the second staircase which rises to the upper floor. On the second floor we find a cosy nook at the head of the stairs and two doors that open to the large 'L' shaped room on this level. This room offer an exceptional triple aspect double bedroom originally designed to serve as a bedroom and separate study, which could easily be put in place if required.







## Outside

From the B1062 Beccles to Bungay road we approach Viewpoint mews over the private road way which brings us to the front of the site, from here the road splits to the left and right which both lead to the generous off road parking areas. Number 21 uses the left car park although no set allocation is in place. Approaching the property itself we pass over the attractive communal frontage which is laid to lawn with planted flower beds and paths leading to each property. At the rear of the house we find a large private garden fully enclosed by timber fencing and one of the original walls. The garden itself is currently laid to lawn whilst leading from the back door we find a generous area of patio framed with a flower bed. At the very rear of the site a large communal open green space is set aside for use by all.

## Location

Shipmeadow is a quiet, rural village, almost equidistant from the market towns of Beccles and Bungay. Viewpoint Mews is a converted Victorian workhouse that enjoys an elevated position surrounded by open fields. A full range of amenities can be found in Beccles, which is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Mains Electricity.  
Mains Water. Mains Drainage.  
Electric Heating & Hot Water System.  
Energy Rating: E

## Local Authority:

East Suffolk Council  
Tax Band: C  
Postcode: NR34 8EX

## Tenure

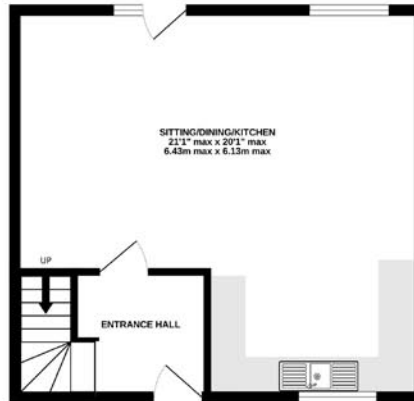
Vacant possession of the freehold will be given upon completion.

## Agents' Note

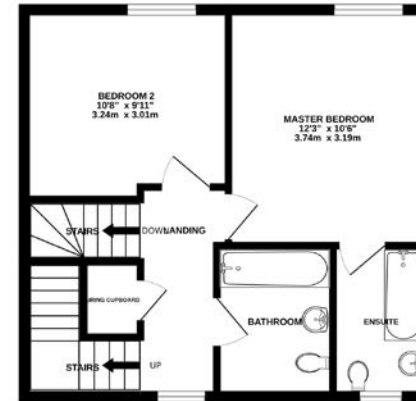
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not. the property is subject to a £25 pcm maintenance charge.

**Guide Price: £250,000**

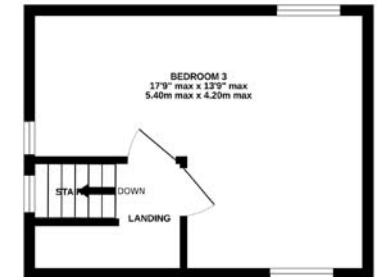
GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 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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Offices throughout Norfolk & Suffolk:

Beccles 01502 710180  
Diss 01379 644822  
Norwich 01603 859343  
Harleston 01379 882535  
Loddon 01508 521110  
Halesworth 01986 888205



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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