

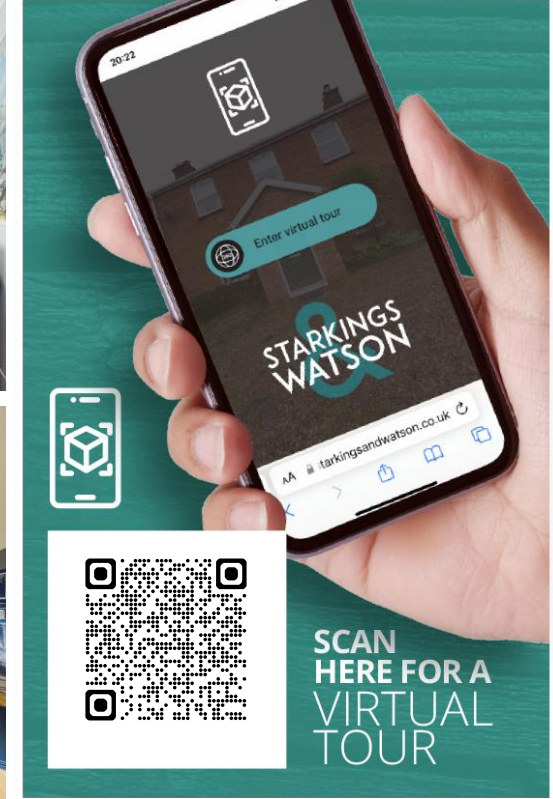
RIGBOURNE HILL

**Beccles NR34 9JQ**

Freehold | Energy Efficiency Rating : C

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

**FOR SALE**  
**PROPERTY**



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



The Property Ombudsman

For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



**STARKINGS  
WATSON**

- No Chain!
- Three Bedroom Semi-Detached Home
- Well Presented Accommodation
- Large Front Sitting Room
- Kitchen/Diner To The Rear
- Three Ample Bedrooms
- Family Bathroom & w/c / Utility
- Private Rear Gardens & Driveway Parking

### IN SUMMARY

NO CHAIN! Motivated Vendors. Located within an easy walk of the town centre and a full range of local schooling you will find this SEMI-DETACHED FAMILY HOME presented in EXCELLENT ORDER. The property has the major benefit of DRIVEWAY PARKING for multiple vehicles to the side as well as GENEROUS REAR GARDENS with OUTBUILDINGS. Internally you will find a welcoming hallway, W/C / Utility, sitting room to the front and modern kitchen/dining room to the rear. On the first floor there are THREE GENEROUS BEDROOMS and family bathroom. The house benefits from uPVC double glazing and GAS FIRED central heating and would make ideal next step on the housing ladder, FIRST TIME PURCHASE or even buy to let investment.

### SETTING THE SCENE

The house can be found on Rigbourne Hill with hard standing driveway parking to the front for multiple vehicles with gates leading beyond to the rear garden. The frontage also offers shingled areas with mature tree as well as main access into the entrance hallway.

### THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with stairs to the first floor landing, understairs storage, built in cupboard and an access door to the side. The first room is the front reception with bay window to the front and has modern wood effect flooring. Beyond and to the rear there is the kitchen/dining room with a modern range of units and wooden worktops over as well as Belfast sink, space for cooker, as well as under counter fridge, dishwasher and space for the table. The final room on the ground floor is the w/c / utility room with space and plumbing for a washing machine. Heading up to the first floor landing you will find three bedrooms and a bathroom off landing. There is also a storage cupboard and loft hatch access. The bathroom to the rear offers a bath with shower over. There is a single bedroom to the front as well as the main double bedroom with fitted wardrobes and another double bedroom to the rear.

### THE GREAT OUTDOORS

The rear garden is generous in size comprising a paved side area with covered pergola leading to the paved terrace area to the rear of the house. From the terrace you will find access to the external sheds of which there are three providing excellent storage or even for further usage (stpp). Via a few steps leading up you will then find the main lawned areas and mature garden with shrubs and trees providing screening and privacy to the rear. The garden benefits from timber fencing to one side and wire fencing to the other.



To arrange an accompanied viewing please call our Bungay Office on **01986 490590**



### 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 9JQ

What3Words : ///chipper.releases.budgeted

### 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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

<p><b>GIRAFFE 360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced bedroom (below 1.5m/4.9ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area<sup>1</sup></p> <p>850.76 ft<sup>2</sup> 79.04 m<sup>2</sup></p>	<p>Reduced bedroom</p> <p>5.91 ft<sup>2</sup> 0.55 m<sup>2</sup></p>	<p>HYBRID ESTATE AGENTS</p> <p><b>STARKINGS WATSON</b></p>
---	---	---	--	--	--

