

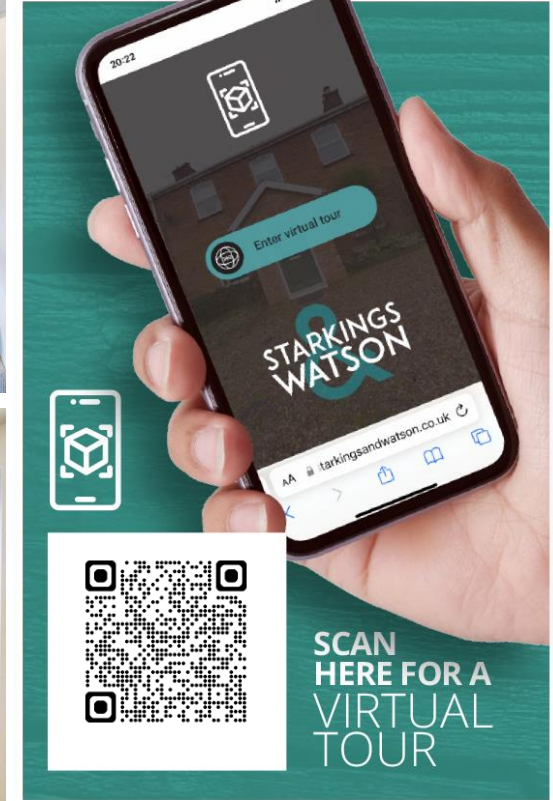
# FIELD VIEW GARDENS

## Beccles NR34 9LS

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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

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



- No Chain!
- End Of Terrace Home
- Presented In Good Order
- Sitting Room & Modern Kitchen
- Two Double Bedrooms
- Sunny & Private Rear Garden
- Allocated Parking Space
- Quiet Cul-De-Sac Location

#### IN SUMMARY

NO CHAIN! Found within a CUL-DE-SAC within easy reach of the TOWN CENTRE you will find this END OF TERRACE TWO BEDROOM HOME presented in EXCELLENT ORDER having been updated and improved by the current owner. Internally you will find a bright and stylish main reception room with plenty of space for sitting and dining as well as a modernised kitchen to the rear opening onto the garden. On the first floor there is a generous DOUBLE BEDROOM to the front with further bedroom to the rear. The family bathroom offers a shower over the bath having also been upgraded. You will find newly installed internal doors as well as flooring throughout. Externally there is a private rear garden generous in size offering a good degree of privacy with a parking space found beyond in the shared parking area. The property benefits from uPVC double glazing and GAS FIRED central heating.

#### SETTING THE SCENE

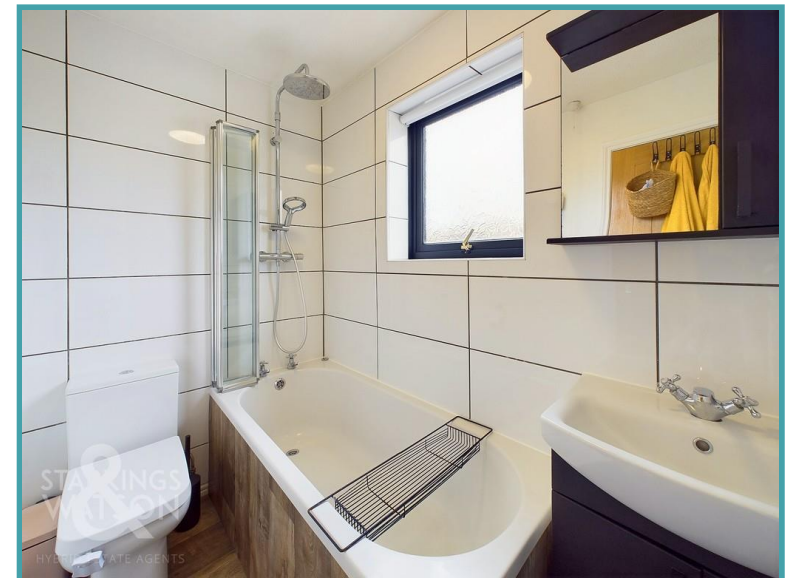
Approached via Field View Gardens there is a main entrance door to the side with external storage cupboard. You will find pathway from the door to the rear garden via a gated access as well as front lawns.

#### THE GRAND TOUR

Entering via the main entrance door to the side you will find the main reception room, a lovely bright room furnished to a high standard with wood effect flooring and stairs to the first floor as well as understairs cupboard. Off the main reception is the kitchen to the rear which offers a modern fitted kitchen with rolled edge worktops over as well as electric oven and gas hob over. There is then space for fridge/freezer and washing machine as well as door to the rear garden. Heading up to the first floor landing there is a family bathroom immediately ahead with rainfall shower over bath. The main bedroom is found to the front with a stylish finish creating a relaxing space. To the rear overlooking the garden is the second bedroom currently used as a dressing room/study with fitted cupboard.

#### THE GREAT OUTDOORS

The enclosed rear garden is a generous size and offers a good degree of privacy being enclosed with brick walls and timber fencing. There is a large paved patio ideal for outside dining leading off the kitchen. There are steps down to the artificial lawn with a timber shed and rear gate to the parking area beyond where you will find a parking space.



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 9LS

What3Words : ///giants.input.memory

### 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](https://starkingsandwatson.co.uk)

**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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

**Approximate total area<sup>m</sup>**

553.04 ft<sup>2</sup>  
51.38 m<sup>2</sup>

**Reduced headroom**

7.79 ft<sup>2</sup>  
0.72 m<sup>2</sup>

