



*London Road,
Beccles, Suffolk.k*



**MUSKER
McINTYRE**
ESTATE AGENTS

Bungay - 5.7 miles
Southwold - 13.8 miles
Norwich - 18.8 miles

An exciting opportunity to purchase this superbly located, immaculately presented Victorian bay fronted Town House. The property has been sympathetically modernised and extended by the current owners to now offer the perfect balance of character coupled with the convenience of modern living. On the ground floor we find two superb reception rooms, kitchen and the newly constructed shower room whilst on the first floor three double bedrooms and the bathroom lead from the split level landing. Outside we find off road parking for two vehicles to the front whilst at the rear a delightful enclosed garden features.

Property

Entering this charming home via the front door we stepped under the fan light window etched with the house number and are welcomed by the entrance hall where the original character and super ceiling heights instantly impress. Timber effect flooring lines the hall whilst the original staircase rise to the first floor. Doors open to all of the main accommodation with the sitting room being set to the front of the house. This generous room is filled with natural light from the delightful bay window looking to the front aspect. An attractive fireplace is complemented by a decorative mantel offering a charming focal point to the room. Stepping along the hall we pass the foot of the stairs and enter the dining room. This superb and versatile second reception room offers a formal dining space for our vendors. A feature fireplace complements the room and French doors open to the garden. Back in the hall we find an under stairs cupboard and lobby area before stepping into the kitchen. This generous kitchen has been designed as an attractive work focused area with ample storage and clear worktops above. A bespoke range of units are complemented by the granite effect work surfaces, whilst tiled flooring underfoot floors throughout the kitchen and shower room. Our sink is set below a window looking onto the gardens whilst a door opens to the same. space is made for a fridge freezer, dish washer and oven. At the far rear the newly constructed shower room mirrors the high standard found throughout and enjoys brand new fittings to include a double with shower, wash basin and w/c set to a ceramic vanity unit. A large cupboard houses the laundry equipment and an impressive roof window fills the room with natural light. On the first floor we step onto the split level landing which offers an attractive space for a side table or to serve as a study area. At the rear of the property we find the first two bedrooms both of which are comfortable double rooms which enjoy a view of the rear garden. The slightly larger is complimented by an original cast iron fire place which is found again in the master bedroom. The master bedroom is set to the front of the property and boasts an attractive bay window which further enhances the space in this generous room. Completing the accommodation we find the main bathroom which presents a modern take on the classic Victorian styling of the home. A freestanding bath takes centre stage whilst a classic styled w/c and wash basin are set against stunning tiled walls.









Outside

From London Road we approach the front of this charming home via the spacious driveway where the gravel drive provides off road parking for two vehicles. An attractive low set wall forms the boundary to the left whilst a wrought iron railing is set to the right hand side. Steps lead to the front door. Rear access from the front is gained via the passage way numbers 31 & 33. At the rear we find a delightful, fully enclosed garden. Patio doors lead from the dining room whilst a door also leads from the kitchen into this space ideal when summer entertaining. The garden is mainly hard landscaped for ease of maintenance and offers ample space for planters, garden furniture and a shed.

Location

The property is superbly located on the edge of the popular Suffolk/Norfolk border town of Beccles, less than five minutes walk to the shops and amenities. Beccles is a busy market town with many shops, restaurants, schools, pubs and supermarkets whilst boasting a riverside setting with great access to the River Waveney and surrounding open green spaces. 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 train station runs a link to London Liverpool Street via Ipswich, and the unspoiled 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.
Gas Central Heating & Hot Water System.
Energy Rating: D

Local Authority:

East Suffolk Council
Tax Band: B
Postcode: NR34 9NH

Tenure

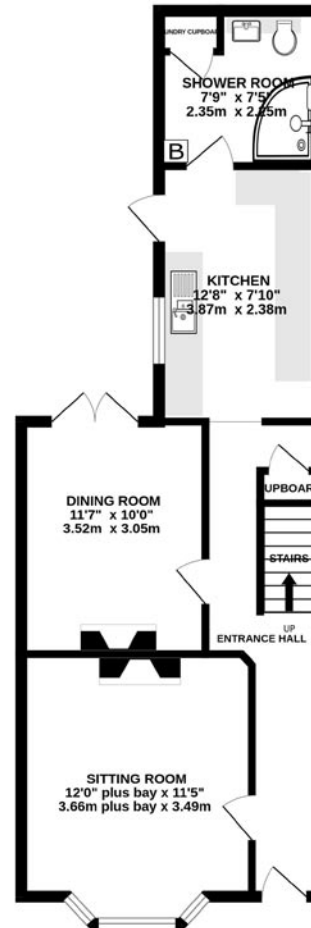
Vacant possession of the freehold will be given upon completion.

Agents' Note

The 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.

Guide Price: £360,000

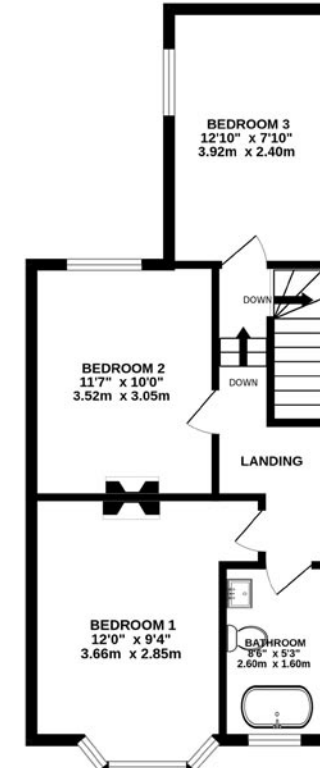
GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



To arrange a viewing, please call 01986 888160

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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