



Lynwood
2 St. Benedicts Close | Toft Monks | Norfolk | NR34 0HN

FINE & COUNTRY

START THE CELEBRATIONS



“A happy home with lots of room for entertaining and having fun with friends and family, this home has been in the same ownership since it was newly built and has seen many a gathering taking place within its walls. A sociable layout and spacious rooms offer huge versatility, while the secure garden is sunny and secluded. You’re part of a friendly community here and well placed for easy access to the coast, pretty market towns, the Broads and more.”



KEY FEATURES

- A Beautifully Presented Detached Executive Built Family Home, located within an Exclusive Cul de Sac in Toft Monks
- Four Double Bedrooms; Family Bathroom
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Breakfast Room with Separate Utility
- Ground Floor WC
- Two Reception Rooms and a Study
- Well Stocked and Maintained Garden
- Double Garage & Off Road Parking for Multiple Vehicles
- Village Location with Local Pub and just a Short Drive to Beccles
- The Accommodation extends to 2,230sq.ft
- Energy Rating: D

What's on your wishlist? If you're looking for generously proportioned rooms, a double garage, a sunny garden, plenty of storage, lots of off-street parking, a peaceful setting, access to the countryside plus amenities within walking distance, you've just found your new home! This ticks all these boxes and plenty more besides – come and see for yourself.

At Every Stage Of Life

This impressive and welcoming property was built in 2000 and has been home to the current owners ever since, a testament to its success at each stage of their family life. Moving here with pre-teens it proved excellent for a busy family, then when the children flew the nest, the owners enjoyed having space for hobbies and social occasions. Now the grandchildren come to visit and the house is great for them too. The owners have continued to update and improve their home over their time here – and as they move on, this is your chance to enjoy all that the property has to offer.

A Sense Of Space

You get the wow factor as soon as you come into the entrance hall and look up to the galleried landing above. The owners have a tree in the hall at Christmas and decorate up the stairs, so it's lovely and festive, while in summer the light streams in. The main sitting room runs the full length of the house, so it gets the sun all day, and has a lovely log burner which is wonderfully cosy. Sliding doors lead out to the garden beyond.





KEY FEATURES

The kitchen breakfast room is another highlight, with seats up at the breakfast bar, so people can help out with the cooking or chat over coffee or a drink. There's a formal dining room and a study too. The owners love gathering their family here at home, with people playing games in the sitting room, having a drink at the breakfast bar, tucking into a buffet in the dining room – it works well when you have a houseful. Upstairs, the owners originally had armchairs and bookshelves on the large landing. These days there's a dolls' house up here and the grandchildren love to play with it, so it works as an extra room. All four of the bedrooms are doubles, the principal bedroom with an ensuite and the rest sharing a family bathroom with a walk-in shower and feature freestanding bath. There's so much built-in storage up here – enough for the largest of shoe collections!

Perfectly Positioned

The property is beautifully situated on a small cul-de-sac with just a handful of homes, so there's very little passing traffic. You have plenty of parking on the attractive brickweave driveway to the front, then the garden wraps around the back and side of the house, with three different seating areas taking advantage of the sun throughout the day, including a south-facing patio. There's space for the grandchildren to play football or croquet, or to ride their scooters, and the owners even have table tennis out here. It's a secure garden too, so the adults can relax and unwind while little ones play. There's a strong sense of community among the residents here and people look out for one another, even having an occasional street party. The village has a family-friendly pub, there's a nearby farm shop selling fresh produce and eggs, plus cricket in neighbouring Maypole Green in summer. The owners' children are keen runners and there are lots of quiet lanes and paths to explore, including a three-mile circular walk that's perfect for dog walking. You're close to the A143 but far enough away not to hear the road, which is ideal – it's easy to get out and about to head to the coast, the Broads, potter around Beccles or head up to Norwich.





























INFORMATION



On The Doorstep

The small community of Toft Monks can be found only a short distance to the sought after market town of Beccles which offers an extensive range of amenities including leisure, cultural and shopping facilities as well as a main line rail link to London.

How Far Is It To?

Norwich lies approximately 18 miles north west of Toft Monks and offers a wide range of facilities as well as a main line rail link to London Liverpool Street and international airport. The attractive market town of Beccles is 6 miles South with its large variety of shops and addition train links. Loddon is just over 4 miles away and the Suffolk coastal area of Southwold can be reached within approx. half an hour.

Directions - Please Scan QR Code Below

When leaving Beccles head towards Norwich on the A146, when you reach the roundabout take the 3rd exit onto the A143 towards Haddiscoe. Continue along this road until you reach The Lion Public House And turn left on to Mardle Road. Then take the next left on to St Benedicts Close and the property will be found on the left hand side

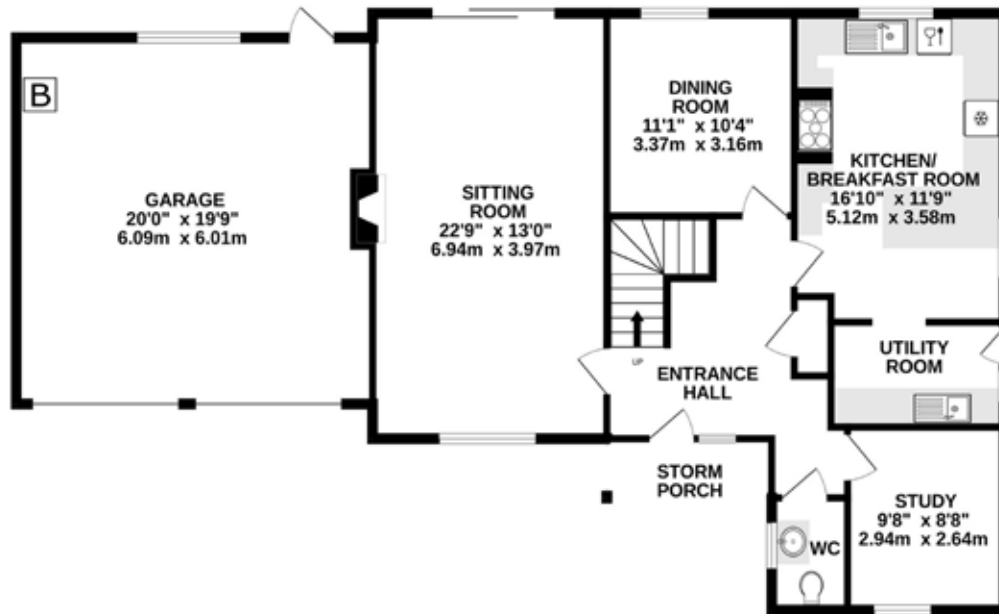
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [tries.venturing.coaching](https://www.tries.venturing.coaching)

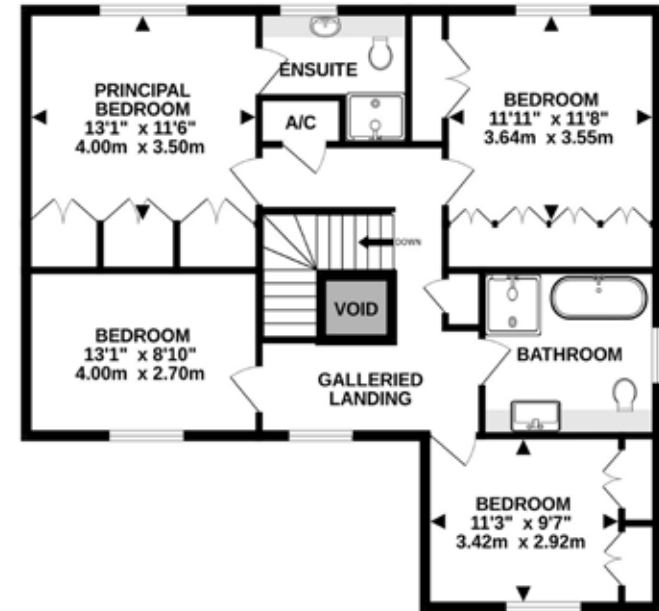
Services, District Council and Tenure

Oil Central Heating (Underfloor Downstairs), Mains Water, Mains Drainage
Broadband Available - Please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
South Norfolk Council - Council Tax Band E
Freehold





GROUND FLOOR
1326 sq.ft. (123.2 sq.m.) approx.



1ST FLOOR
904 sq.ft. (84.0 sq.m.) approx.

TOTAL FLOOR AREA : 2230 sq.ft. (207.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	53	
(39-54)	F		
(21-38)	G		
Not energy efficient - highest running costs			75

England & Wales
EU Directive 2002/91/EC
www.epecu.com

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