



Viewpoint Mews,
Shipmeadow, Beccles.



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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 and deceptively spacious four 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 set over three floors. Outside we find allocated parking and this particular house enjoys a generous, 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 19 via the front door we are welcomed by the entrance hall of this deceptively spacious home. Our stairs rise directly in front of us to the first floor whilst doors to either side open to the living and kitchen/dining spaces. Stepping to the right we enter the sitting room where the scale of the property is instantly apparent. The tall ceilings are lined with original timbers whilst a timber effect floor adds to the character of the space. A door opens to the rear garden whilst windows to both the front and rear aspect fill the room with light. At nearly 20.ft this offers a superb, versatile space for family life and entertaining alike. From the sitting room a door leads to the kitchen/dining room which again enjoys a view of the garden from the dining area, the dining area flows seamlessly to the kitchen. This excellent working space is fitted with a vast range of units complemented by contrasting work surfaces. The sink is set below a window to the front aspect and space is made for our kitchen appliances. A door from here brings us full circle back to the hall. Climbing the stairs to the first floor we step onto a large split level landing. Set the rear we find our first two bedrooms looking onto the rear garden and fields beyond. The master bedroom offers a superbly proportioned double room which enjoys a large en-suite shower room. Across the landing we find a second generous double room which again enjoys the views to the rear. Set to the front of the property we find the family bathroom, a sizable room fitted with a bath, w/c and wash basin. Here we also find the airing cupboard. Back on the split landing a window looks to the front aspect and our stairs rise to the second floor. At the head of the stairs doors open to the two further exceptional double bedrooms, on the left the slightly smaller room benefits from two velux windows filling the room with light whilst on the right the slightly larger room again enjoys two velux windows offering a superb view. This completes the accommodation.







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 19 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 providing a superb space to play or entertain whilst offering the option for a keen gardener to create a detailed garden in this superb south facing space. 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.
Night Storage Heating.
Energy Rating: E

Local Authority:

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

Tenure

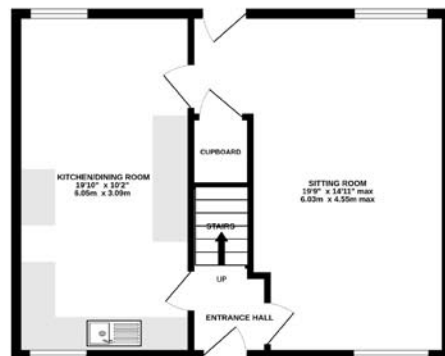
Vacant possession of the freehold will be given upon completion.

Agents' Note

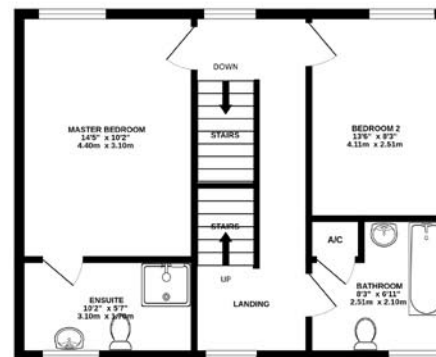
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not. The property is subject to a £25 pcm maintenance charge. The property is Grade II Listed.

Guide Price: £255,000

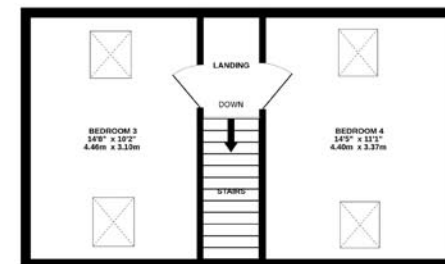
GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



2ND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 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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To arrange a viewing, please call 01986 888160

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