



Stobart Close, Beccles - NR34 9LT





## Stobart Close

Beccles

This beautifully presented THREE BEDROOM SEMI-DETACHED HOME is situated in a QUIET and sought-after residential CUL-DE-SAC on the outskirts of BECCLES. The property offers a welcoming entrance porch, leading to a spacious SITTING ROOM that is perfect for relaxing or entertaining guests. At the heart of the home is a modern KITCHEN/DINER which has been renovated in recent years, which provides ample space for family meals and gatherings. Beyond is an excellent bonus space with an extended GARDEN ROOM offering a versatile living area that can be enjoyed throughout the year, whether as a playroom, home office or additional lounge. Upstairs, you will find THREE AMPLE BEDROOMS each offering comfortable accommodation. The refitted shower room features contemporary fixtures and fittings, providing a touch of luxury. There is a GENEROUS REAR GARDEN kept in good order as well as PLENTY OF DRIVEWAY PARKING and a GARAGE completing the listing. The property is well maintained throughout and ready for immediate occupation, making it an ideal choice for families or those seeking a peaceful retreat.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Three Bedroom Semi-Detached Home
- Quiet Residential Location
- Well Presented Throughout
- Extended Garden Room
- Kitchen/Diner and Separate Sitting Room
- Three Bedrooms & Refitted Shower Room
- Generous Rear Gardens
- Driveway Parking & Single Garage

Located just outside the town Centre of Beccles, the property enjoys a quiet and tucked away 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.

#### SETTING THE SCENE

Accessed via the cul-de-sac there is ample driveway parking to the front and side for multiple vehicles on the hard standing as well as shingled areas. Beyond the driveway is the single garage with electric roller door as well as a door into the garden room. The main entrance door is found to the front with a useful porch.



## THE GRAND TOUR

Entering via the porch entrance at the front there is space for coats and shoes and a door into the main sitting room with stairs to the first floor landing. The main sitting room is flooded with natural light as well as feature fireplace housing an electric fire. A door leads through to the kitchen/diner beyond with plenty of space for a dining table with doors leading out to the garden room. The kitchen has been modernised in recent years and offers a range of wall and base level units with wood effect worktops over. There is an integrated electric oven with electric hob and extractor fan over as well as space for washing machine and fridge/freezer.

The extended garden room beyond the dining room offers excellent extra space with insulated roof making the space for all year round usage. There are doors leading out to the garden as well as a door to the side driveway. Heading up to the first floor landing there are three bedrooms and a bathroom as well as storage cupboard and loft hatch access. The bathroom has been recently modernised with a walk in double shower, w/c and hand wash basin. There are then two double bedrooms and one single bedroom all presented in good order.

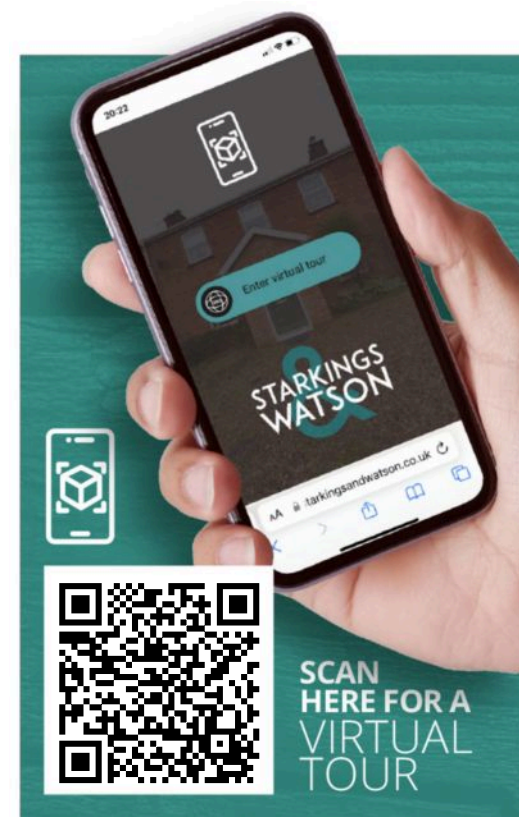
## FIND US

Postcode : NR34 9LT

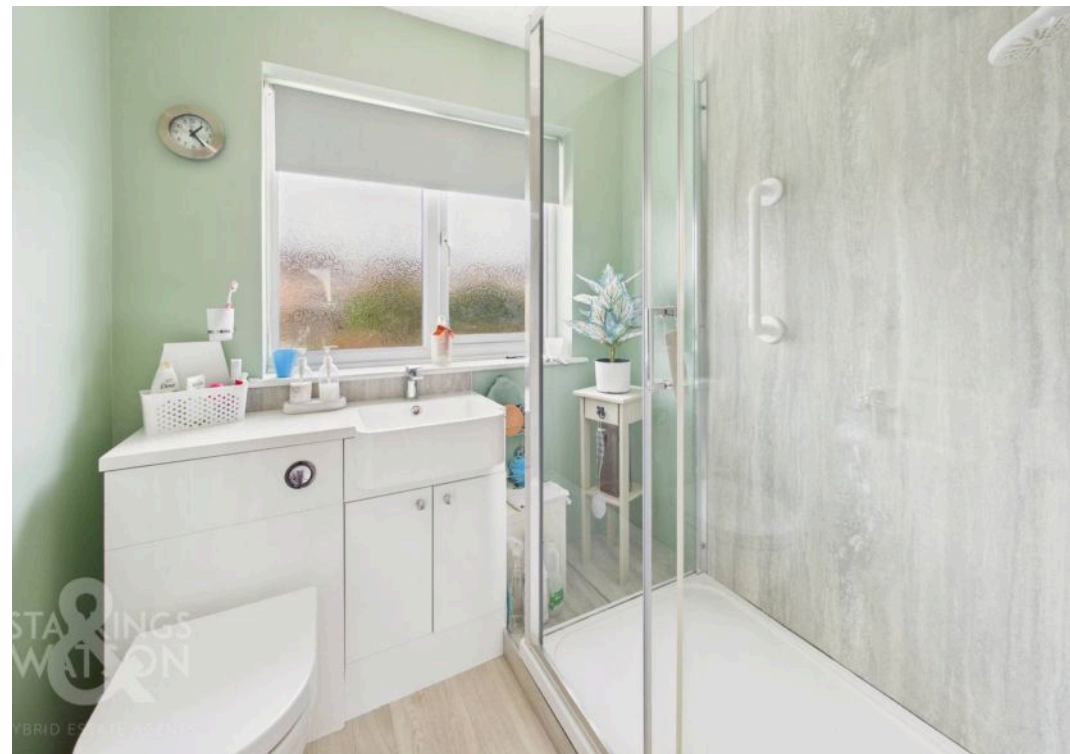
What3Words : ///stencil.seagulls.profit

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.











## THE GREAT OUTDOORS

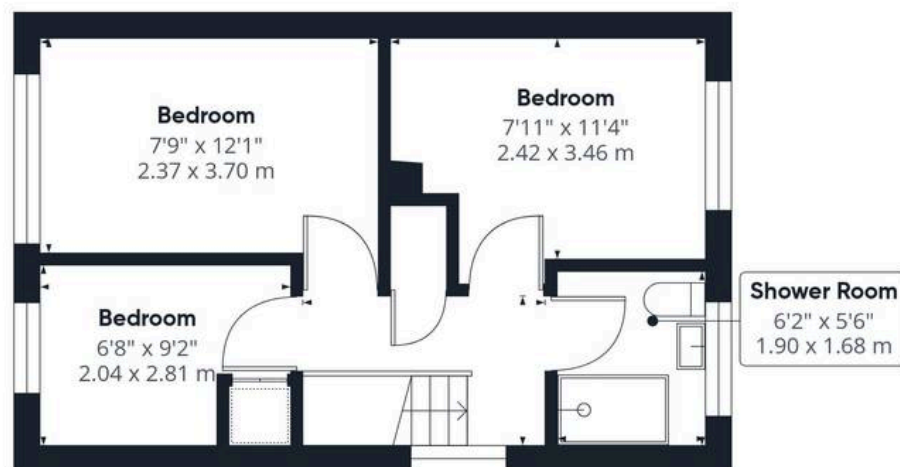
The generous and well presented garden provides more space than you might expect to find. Initially there is a sunken patio area providing a space for table and chairs as well as a door into the garage. Steps lead up to the main section of garden which is predominantly laid to lawn with various planting borders and mature trees and shrubs. To the rear of the garden is a timber summer house with shed storage behind. The garden is enclosed with brick walls and timber fencing.







Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

946 ft<sup>2</sup>

87.9 m<sup>2</sup>

**Reduced headroom**

17 ft<sup>2</sup>

1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • [bungay@starkingsandwatson.co.uk](mailto:bungay@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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