



Will Rede Close, Beccles - NR34 9HW

STARKINGS  
&  
WATSON

HYBRID ESTATE AGENTS



## Will Rede Close

Beccles

NO CHAIN. This impressive DETACHED BUNGALOW is quietly positioned in a desirable CUL-DE-SAC, providing a RARE OPPORTUNITY for those seeking SPACIOUS SINGLE-LEVEL LIVING. The accommodation extends to approximately 1349 Sq. ft (stms) and is thoughtfully arranged to offer both COMFORT and VERSATILITY. A welcoming entrance hall leads to the generous 16' SITTING ROOM, featuring DOUBLE DOORS that open into a 13' DINING ROOM, creating an ideal space for entertaining. The adjoining CONSERVATORY offers tranquil garden views, perfect for relaxing throughout the seasons. The well-appointed KITCHEN is complemented by a SEPARATE UTILITY ROOM, with space for a breakfast table. The INNER HALL leads to THREE BEDROOMS - all with BUILT-IN WARDROBES, including a PRINCIPAL SUITE with an EN SUITE SHOWER ROOM, as well as a separate FAMILY BATHROOM. Additional features include a 2023 installed GAS FIRED CENTRAL HEATING BOILER, double glazing, ample storage, and a practical utility area.

The property further benefits from a DOUBLE DRIVEWAY and a DETACHED DOUBLE GARAGE, providing plentiful parking and secure storage. The fully enclosed REAR GARDEN, which is bordered by timber panel fencing, mature shrubbery, and established hedging to all boundaries. This ensures a private, non-overlooked setting, ideal for those seeking peace and seclusion.

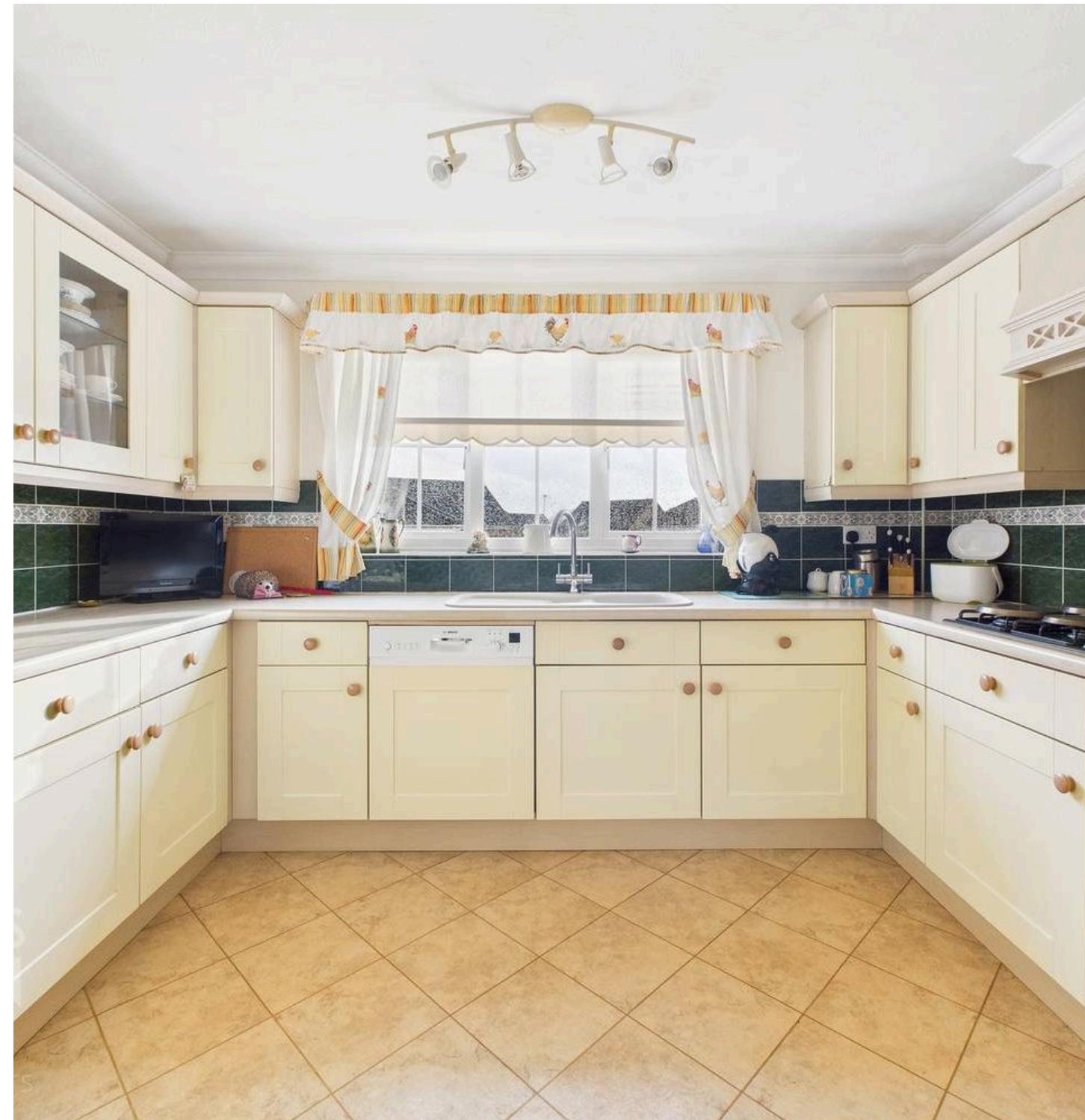
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Detached Bungalow in Cul-De-Sac Setting
- Approx. 1349 Sq. ft (stms) of Accommodation
- 16' Sitting Room with Double Doors to a 13' Dining Room
- Conservatory with Garden Views
- Three Bedrooms, En Suite & Bathroom
- Double Driveway & Detached Double Garage
- Private Non-Overlooked Gardens

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

Enjoying a tucked away cul-de-sac setting, the property enjoys an elevated position with lawn gardens to front, double driveway parking and detached double garage. Gated access leads to the garden, whilst a hard standing foot path leads to the main entrance door.

#### THE GRAND TOUR

Once inside, the hall entrance offers a spacious feel with fitted carpet underfoot and door leading to the inner hallway and bedroom accommodation, main living room and kitchen. The kitchen offers a u-shape arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in eye level electric oven with an integrated fridge and dishwasher. Tiled effect flooring flows underfoot with space for a breakfast table. A door leads off to the dining room and also to the adjacent utility room - extending the storage and with a further sink unit. The utility includes space for a washing machine with a side access door, wall mounted gas fired central heating boiler and continued tiled flooring. The dining room leads off the kitchen with French doors leading out to the rear garden and fitted carpet underfoot, whilst double doors lead into the formal sitting room creating the ideal space for entertaining. The sitting room is centred on a feature fireplace creating a focal point to the room with fitted carpet underfoot and sliding patio doors to the adjacent conservatory. With a vaulted ceiling above and extending the living space, the conservatory includes windows to all sides, tiled flooring underfoot and French doors leading out to the patio seating area. The inner hallway opens up with fitted carpet underfoot and a built-in airing cupboard with doors leading off to the three bedrooms.

All of the bedrooms are finished with fitted carpet and uPVC double glazing, alongside built-in wardrobes. The main bedroom sits to the rear enjoying garden views with a door to the private ensuite shower room with part tiled walls and tiled flooring underfoot. The three piece suite includes a walk-in shower cubicle and thermostatically controlled shower. Completing the property is the family bathroom which is finished in a similar design and style with part tiled walls, panelled bath and tiled flooring underfoot.

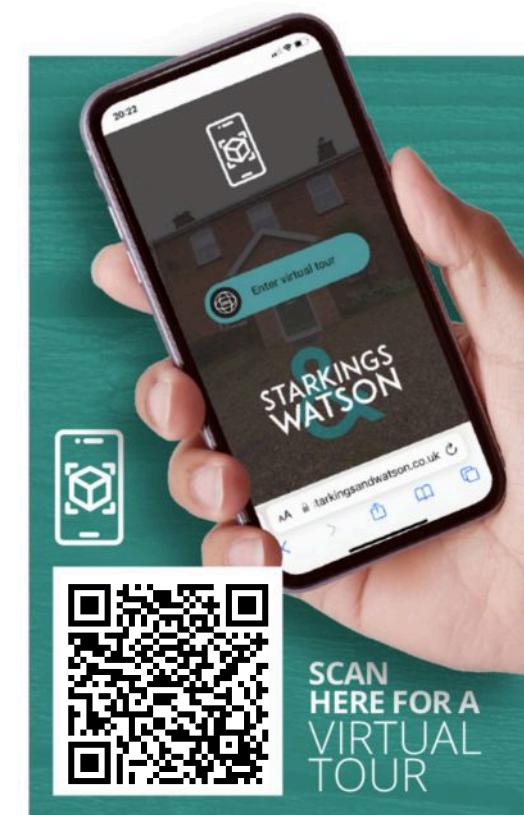
#### FIND US

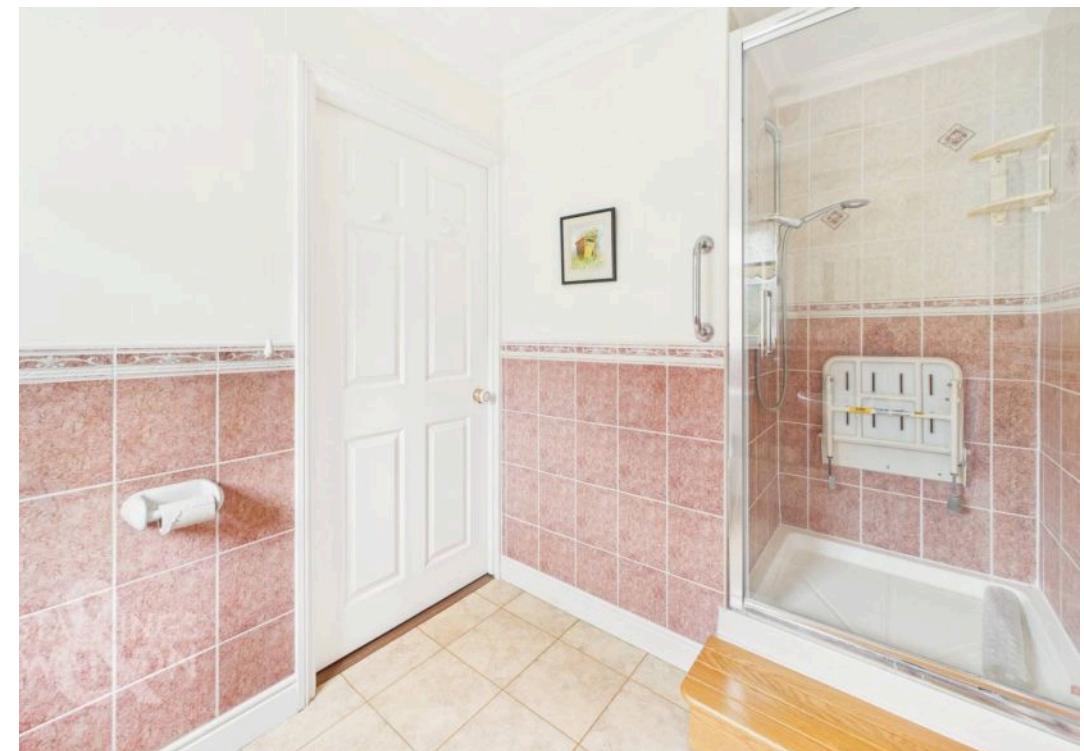
Postcode : NR34 9HW

What3Words : //goofy.activism.typical

#### VIRTUAL TOUR

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



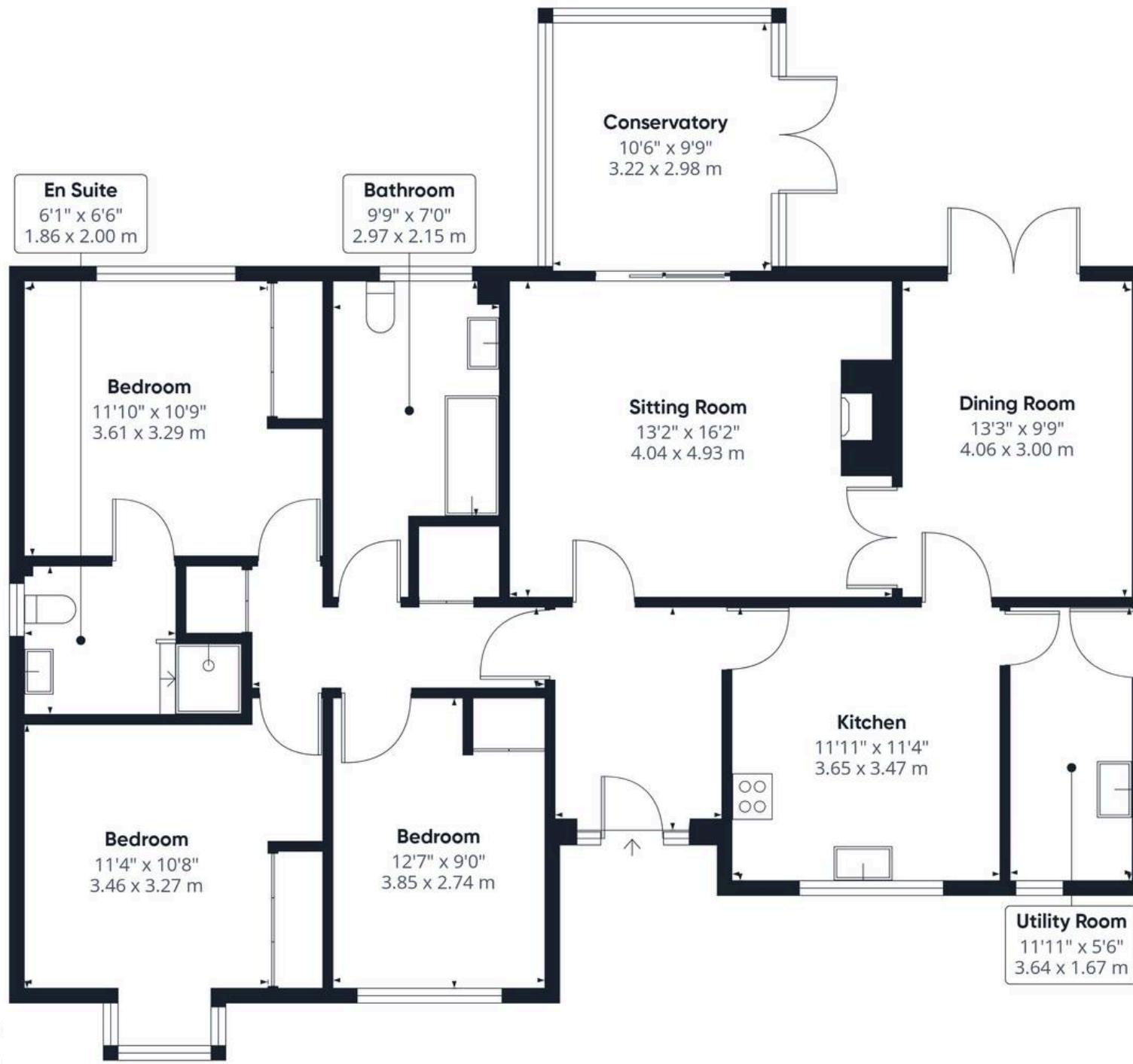




## THE GREAT OUTDOORS

Heading outside, the rear garden is fully enclosed with timber panel fencing, mature shrubbery and hedging to all boundaries - enjoying a private non-overlooked aspect of a wrap around patio seating, offering the ideal space for alfresco dining with gated access leading to the driveway. A further hard standing storage area can be found to the rear of the garage with potential to further landscape if required. The double garage includes twin electric roller doors to front, door to side, storage above, power and lighting.





Ground Floor Building 1

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

1349 ft<sup>2</sup>  
125.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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



# 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)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.