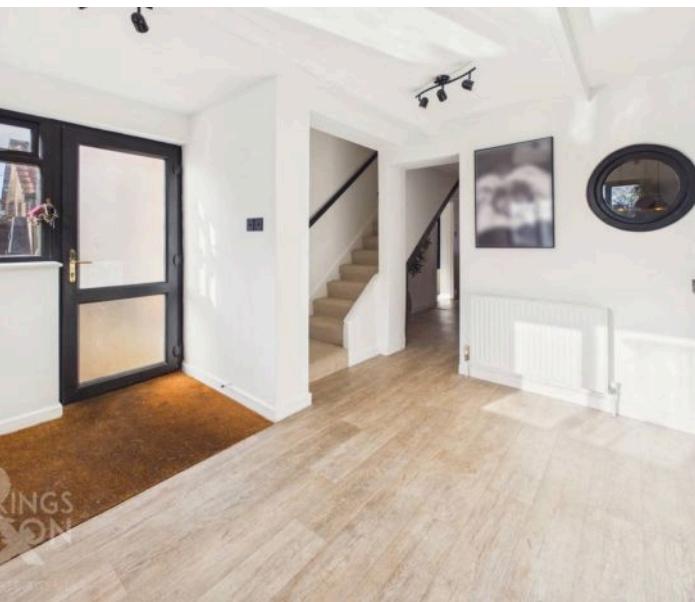




Top Road, Ilketshall St. Andrew - NR34 8NW

STARKINGS  
&  
WATSON

HYBRID ESTATE AGENTS



## Top Road

Ilketshall St. Andrew, Beccles

NO CHAIN! This beautifully presented FOUR BEDROOM SEMI-DETACHED FAMILY HOME offers flexible living accommodation across two spacious floors, totalling approximately 1,050 square feet (STMS). The property is offered with no onward chain, making it an ideal choice for those seeking a smooth and swift move. Upon entering, you are welcomed by a very useful porch area and hall leading to the IMPRESSIVE SITTING/DINING providing ample space for relaxation and entertaining guests. The separate kitchen beyond is well-appointed, featuring modern bespoke fittings and plenty of storage. Also on the ground floor is a lovely double bedroom with access onto the garden and a RE-FITTED SHOWER ROOM and W/C. Upstairs, THREE AMPLE BEDROOMS and a FAMILY BATHROOM cater to the needs of a growing family or those looking for extra space to work from home. The accommodation is thoughtfully arranged to maximise comfort and practicality, with an abundance of natural light throughout. Stepping outside, the property truly excels in its outdoor offerings.

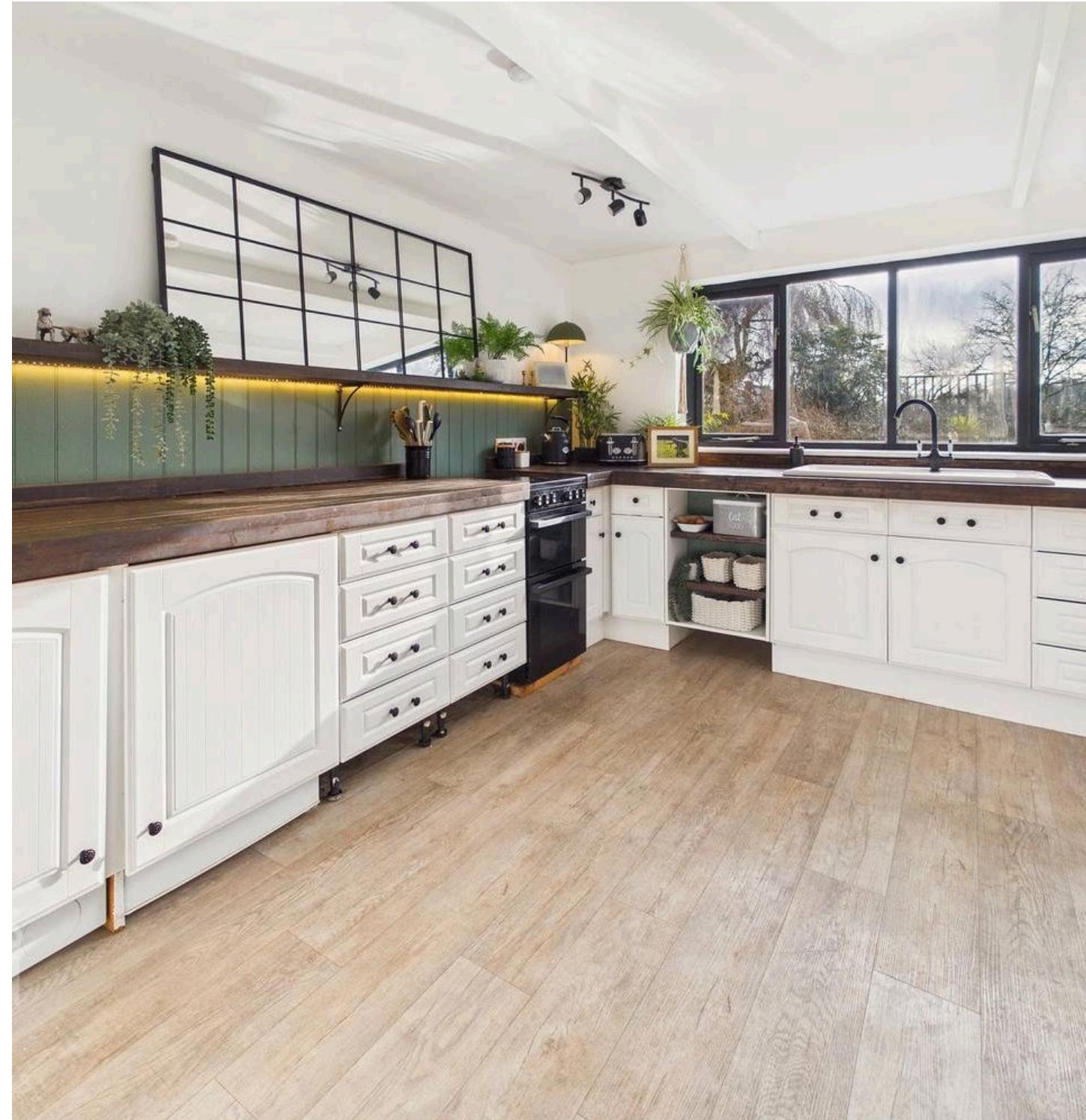
The STUNNING LANDSCAPED REAR GARDENS have been carefully designed to create an inviting and tranquil space, perfect for al fresco dining or simply unwinding while enjoying open views over the neighbouring fields. The gardens provide a sense of privacy and connection to nature, making them ideal for families, gardening enthusiasts, or anyone who values outdoor living. To the front of the property, there is AMPLE DRIVEWAY PARKING for multiple vehicles, as well as a detached garage which has been partially converted into accommodation. Situated in a desirable rural location, this home offers the best of both worlds, with the peace and beauty of the countryside on your doorstep.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

- No Chain!
- Four Bedroom Semi-Detached Home
- Beautifully Presented Accommodation
- Flexible Living Over 1050 SQFT Internally (stms)
- Four Bedrooms & Two Bathrooms Over Two Floors
- Impressive Sitting/Dining Room & Separate Kitchen
- Stunning Landscaped Rear Gardens Backing Onto Fields
- Plenty Of Driveway Parking & Detached Garage



The property is located in a rural setting on the edge of the village of Ilketshall Saint Andrew and is situated close to Bungay and Beccles - both of which have a range of amenities and are busy market towns with many shops, restaurants, schools, pubs and supermarkets. Beccles has the benefit of a regular train service to London Liverpool Street via Ipswich, and the unspoiled Suffolk coastline with the beaches of Southwold and Walberswick within easy driving distance.

#### SETTING THE SCENE

Approached via Top Road you will find a large shingled driveway to the side of the house providing parking for at least four vehicles with gated access onto the rear garden beyond. From the driveway there is a detached single garage offering plenty of potential for various uses. There is a small front garden with a paved pathway leading to the main front door.

#### THE GRAND TOUR

Entering the house via the main front door there is a very useful porch entrance providing space for coats and shoes which in turn leads into hallway. The hall provides access to the ground floor shower room, adjacent bedroom and the sitting/dining room. The shower room has been recently re-fitted providing a stylish double walk in shower, hand wash basin and w/c. The adjacent bedroom is a comfortable double room providing great flexibility for the house with doors leading out to the garden beyond.

Heading into the sitting/dining room you will find character features with exposed beams and a brick fireplace housing a woodburner. There is plenty of space for sitting and dining making this an excellent family room for all occasions. Beyond and to the rear of the house is the kitchen which has been renovated in a bespoke style with solid wood worktops and integrated appliances as well as lovely views over the gardens to the rear. There is a back door leading out as well as the stairs to the first floor landing.

The first floor provides three ample bedrooms and a family bathroom. Two of the bedrooms are comfortable doubles with fitted storage and one further single room. The bathroom has again been re-fitted with the bath removed and shower added alongside a w/c and hand wash basin.

#### FIND US

Postcode : NR34 8NW

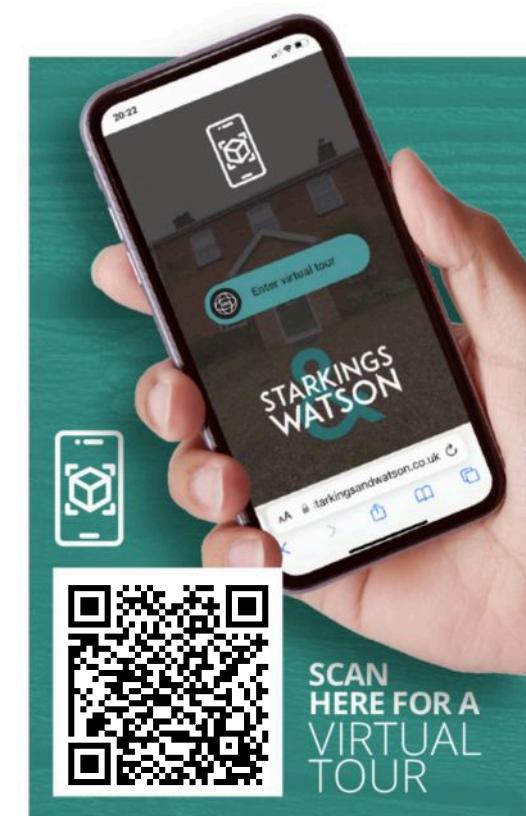
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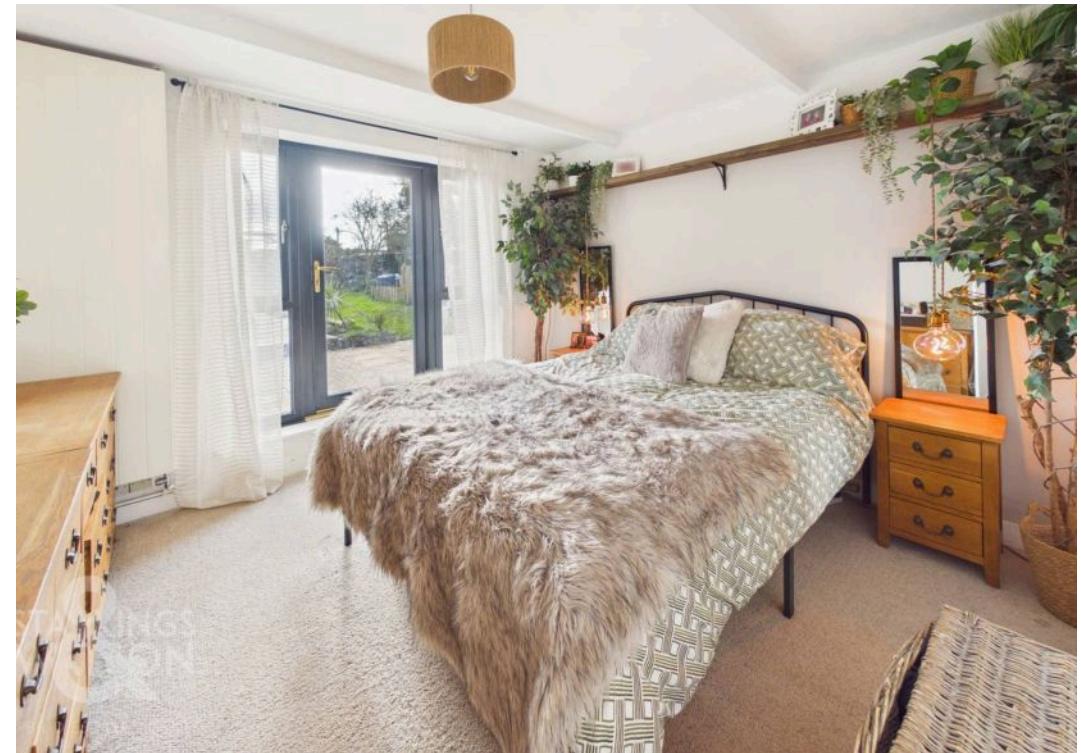
#### VIRTUAL TOUR

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

#### AGENTS NOTES

Buyers are advised the property benefits from private drainage, oil fired central heating, mains electricity and water.

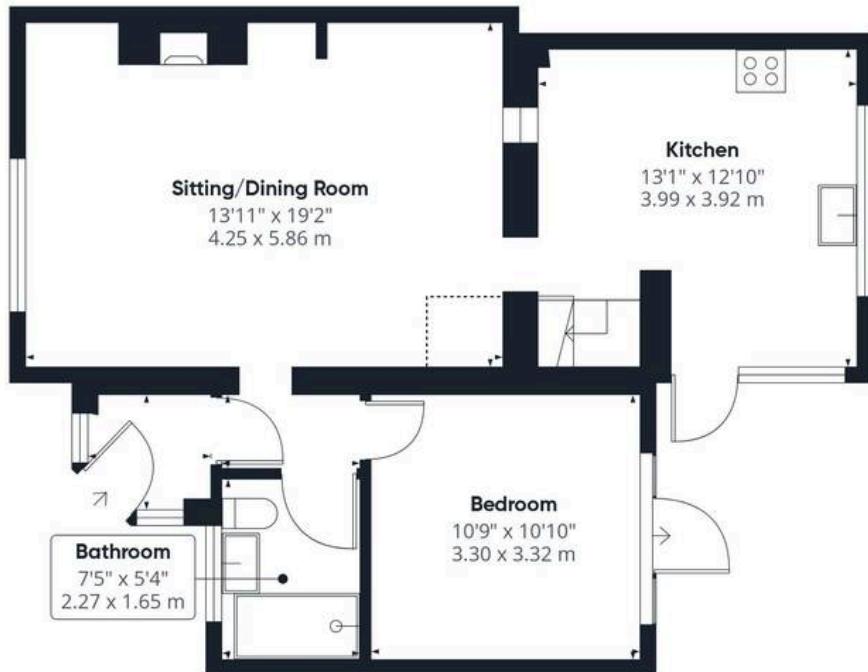






## THE GREAT OUTDOORS

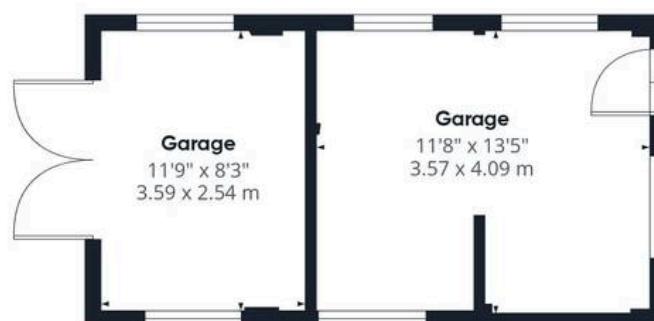
The rear garden provides plenty of interest having been landscaped by the current owners. From the rear of the house there is a large paved patio which leads to the raised decking and nature pond with attractive planting weaved in as well as space for a hot tub. To the side there is space and fencing for dogs and storage as well as access to the garage also. The main section of garden is laid to lawn for ease of maintenance with a pathway leading to the bottom where you will find open fields beyond.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1310 ft<sup>2</sup>  
121.6 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>  
0.8 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.



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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.