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Orchard House, Beccles, Suffolk

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ESTATE AGENTS

Beccles - 0.6 miles
Bungay - 6.2 miles
Norwich - 18.4 miles

An individual detached family home within striking distance of Beccles, offered to the market with exceptional presentation throughout, five/ six bedrooms and three reception rooms. Set in grounds of approximately 0.75 acres, the property is ideal for both families and those looking for space to relax, entertain or retire.

Accommodation comprises briefly of:

- Entrance Hall • Sitting Room
- Kitchen/Breakfast/Family Room
- Dining Room • Study • Utility Room • Cloakroom
- Master Bedroom with En-Suite
- Guest Bedroom with En-Suite
- Three Further Bedrooms
- Bedroom 6 (plumbing for Bathroom)
- Garage & Carport • Driveway for Several Vehicles
- Swimming Pool • Approx. 0.75 acre Plot



The Property

A unique opportunity to acquire this individual detached family residence occupying a non-estate position and set in grounds of approaching 0.75 acres. The property offers exceptionally well presented accommodation over two floors and the ample ground floor accommodation featuring three reception rooms and feature Kitchen/Dining/Family Room, is balanced perfectly by five/six good sized bedrooms on the first floor. Affording ample driveway parking and a single garage with carport, the gardens also benefit from a swimming pool (with outside Shower Room) and a good degree of privacy. The property is offered to the market in excellent overall condition and an early appointment to view is firmly recommended by the vendor's sole agents.





Outside

The property is approached by a gravelled driveway with affords off-road parking for several vehicles, which in turn leads to a car port and single garage to the side of the property. Primarily laid to lawn, the gardens are fully enclosed by a range of mature trees, shrubs and hedging. To the rear of the property lies another good sized lawned area with fruit trees and further benefits from a swimming pool immediately adjacent to a patio area to the rear of the property itself.

Location

This property is located on a sought after road in the popular market town of Beccles. The property is within walking distance to the centre of 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 bus station with a daily service to London (Victoria) and regular services to Lowestoft, Norwich and many of the smaller villages around. The Beccles train station has a direct line to London Liverpool Street. The town is located on the Waveney River which is a gateway to the Broads network. The unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

Fixtures and Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas central heating. All mains connected

Local Authority

Waveney District Council

Tax Band: E

Postcode: NR34 9SG

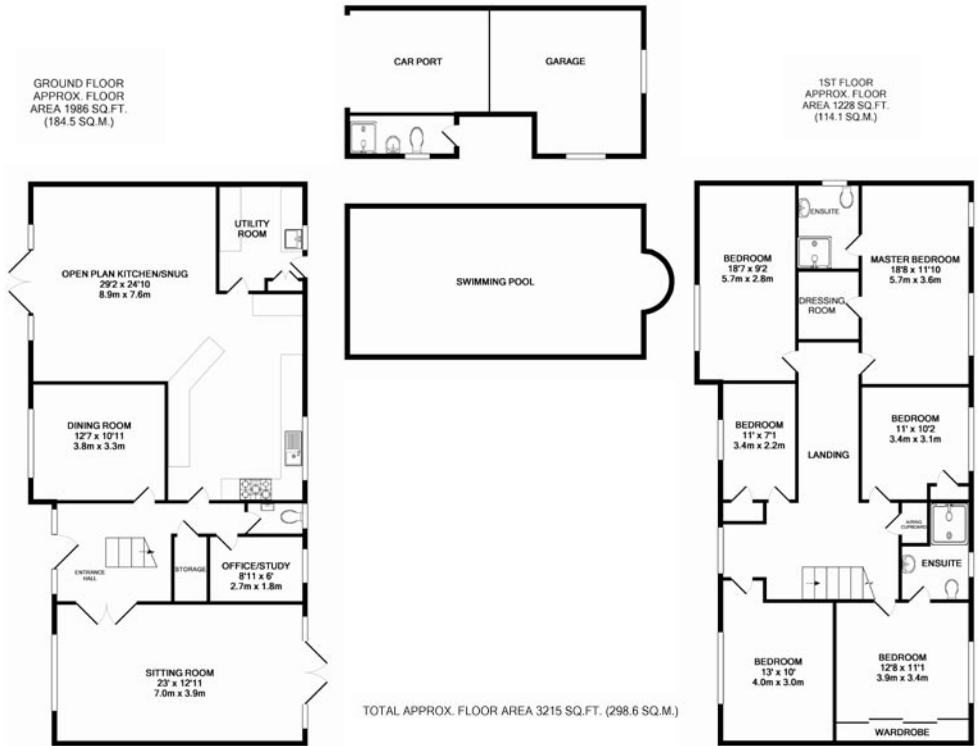
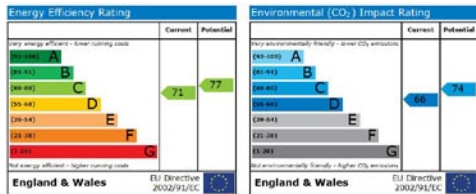
Agents Note

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.

Tenure

Vacant possession of the freehold will be given upon completion.

Guide Price: £550,000



Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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