



Rigbourne Hill, Beccles NR34 9JH

welcome to

Rigbourne Hill, Beccles

William H Brown are delighted to present this THREE bedroom SEMI-DETACHED family home on Rigbourne Hill, Beccles. The property has been decorated to a high and modern standard throughout and benefits from an Open Plan Kitchen/Diner and Bathroom with Bath and Shower cubicle for busy modern living.



Accommodation

William H Brown are thrilled to present you this **THREE bedroom, SEMI-DETACHED family home, located on Rigbourne Hill, Beccles.** The property has much to offer with being set back from the road and having ample off-road parking in the form of a driveway, suitable for multiple vehicles.

You enter the home via an entrance porch and spacious hallway, providing more privacy to the reception rooms leading off. The Kitchen/Diner forms a hub of the hob with being a great entertaining space with room for ample storage space, including a pantry, and a dining table. The separate lounge provides additional social space, with again having space for a range of furniture and providing views of the Rear Garden. Upstairs boasts **THREE** good sized bedrooms which all feature built in storage or wardrobe space, The family bathroom is well equipped for busy modern family living with having both a bath tub and a separate shower cubicle.

Outside, the Rear garden is of a good size and enclosed without being overlooked. It is also a great space for hosting alfresco events with a mix of patio area and laid lawn. It also has a brick outbuilding which holds a range of possibilities from converting to outside bar or separate work space/office. The property is only a short walk from the popular Market Town of Beccles, which has a range of supermarkets, restaurants, cafes, independent shops and schools. Please call us on 01502 585998 TODAY to avoid missing out and book your viewing!

Ground Floor

Entrance Porch

Double glazed Door and window to Front aspect, Leads into Entrance Hall, Tiled flooring.

Entrance Hall

Double glazed window to Front aspect and Front door, Access to Reception rooms; Lounge and Kitchen/Diner, Carpeted stairs leading to first floor landing, Built in storage cupboards, Radiator, Power points, Laminate wood effect flooring.

Lounge

12' 3" x 12' 8" (3.73m x 3.86m)
Double glazed window to Rear aspect, TV and Power points, Radiator, Laminate wood effect flooring.

Kitchen/ Diner

19' 7" x 10' (5.97m x 3.05m)
Double glazed window and door to Rear aspect, Partially tiled walls, Fitted Kitchen Units with Work surfaces, Built in Pantry, Space for American Fridge/Freezer, Integrated Electric Hob and Oven, Overhead extractor fan, Power points, Spotlights, Laminate wood effect flooring.

First Floor

Landing

Double glazed window to Side aspect, Access to Bedrooms 1,2 and 3 and Family bathroom, Carpet flooring.

Bedroom 1

14' 3" x 11' 1" (4.34m x 3.38m)
Double glazed window to Rear aspect, Double bedroom, Built in wardrobes, Power points, Radiator, Carpet flooring.

Bedroom 2

12' 11" Max x 10' 1" Max (3.94m Max x 3.07m Max)
Double glazed window to Rear aspect, Built in

storage cupboard, Radiator, Power points, Carpet flooring.

Bedroom 3

11' 1" Max x 9' 8" Max (3.38m Max x 2.95m Max)
Double glazed window to Front aspect, Built in storage, Radiator, Carpet flooring.

Bathroom

Double glazed window to Front aspect, Fully tiled walls, Toilet, Wash hand basin, Vanity unit, Towel radiator, Extractor fan, Bath tub with mixer taps, Shower cubicle, Tiled flooring.

Outside

Front Garden

Pebble dash driveway to either side of Stone pathway leading to Front door of the property.

Rear Garden

Raised stone patio area leading to grass with fencing surround, Brick built shed to gated Side access to Front driveway.

Outbuilding

Brick built building with Double glazed doors and window to Rear aspect.



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welcome to

Rigbourne Hill, Beccles

- Three Bedroom Semi-Detached Family Home
- Off Road Parking for Multiple Vehicles
- Market Town of Beccles in Walking Distance
- Outbuilding with a Range of Possibilities
- Well Presented Throughout
- Enclosed Rear Garden
- Open Plan Kitchen/Diner Space
- Family Bathroom with Bath tub and Shower Cubicle

Tenure: Freehold EPC Rating: C

offers in excess of

£240,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW107819 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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