



**Willow Way Mill Lane, Barnby Beccles NR34 7PZ**

**welcome to**

**Willow Way Mill Lane, Barnby Beccles**

William H Brown are thrilled to present this spectacular property located on Mill Lane, Barnby. This THREE bedroom DETACHED bungalow is set on a large plot, offering a great opportunity for those looking to live in a more rural area of Suffolk. This delightful property also offers off road parking.



**William H Brown are delighted to present this wonderful THREE bedroom DETACHED BUNGALOW, located in the sought after village location of Barnby, Beccles. Presented beautifully on a large plot, this property boasts a wide range of benefits for rural living, such as a large rear garden which accommodates a garden shed, with additional built in storage space to the rear. The front of the property offers a large driveway for multiple vehicles, with additional laid to lawn garden. Inside, upon entry the entrance porch boasts high end security lighting and is completely enclosed with UPVC double glazed windows and framing. Three bedrooms, TWO of which are doubles, Bedroom 1 and 2 having built in storage space/wardrobes - ideal for saving space. The Kitchen Diner is presented in a semi open plan style, with direct access to the conservatory via the side patio door - creating a great hub for entertaining. The lounge is a very generous size, again granting access to the conservatory via patio doors. This property is A MUST SEE! To arrange a viewing, call William H Brown LOWESTOFT today on 01502 585998.**

## Accommodation

### Ground Floor – Bungalow

#### **Entrance Porch**

Double glazed porch, Double glazed door, Security light, Power point, Tiled flooring.

#### **Entrance Hall**

Access to all rooms, Two storage cupboards, Loft hatch, Power points, Carpet flooring.

#### **Lounge**

16' 5" x 14' 10" ( 5.00m x 4.52m )  
Double glazed window to Side aspect, French Double glazed Patio door leading to Conservatory, Brick fireplace with electric fire placed in, Two radiators, Power points, Carpet flooring.

#### **Kitchen/ Diner**

19' 4" x 11' 10" ( 5.89m x 3.61m )  
Two double glazed windows to side and rear aspect, wooden side door leading to conservatory then access to the rear garden. Range of Fitted wall and base units with work surfaces, Sink and drainer unit, Boiling water tap, Induction hob, Electric oven, Extractor fan, Built-in fridge/freezer and dishwasher, Power points, Radiator, Wooden flooring.

#### **Conservatory**

9' 6" x 14' 11" ( 2.90m x 4.55m )  
uPVC doors to Side and Rear aspect, Power points, Tiled flooring.

#### **Bedroom 1**

10' 10" x 10' 10" ( 3.30m x 3.30m )  
Double glazed door to Front aspect, Built in wardrobes, Power points, Radiator, Wooden flooring.

#### **Bedroom 2**

12' 2" x 11' 4" ( 3.71m x 3.45m )  
Double glazed window to Front aspect, Built in cupboard, Radiator, Power points, Wooden flooring.

#### **Bedroom 3**

10' x 6' 5" ( 3.05m x 1.96m )  
Double glazed window to Side aspect, Radiator, Power points, Carpet flooring.

#### **Cloakroom/ Wc**

Double glazed window to Side aspect, Partially tiled walls, Toilet, Wooden flooring.

#### **Shower Room/ Wet Room**

Double glazed window to Side aspect, Fully tiled walls, Wash hand basin, Shower, Shaving point, Radiator, Non-slip flooring.

#### **Boiler Room**

2' 11" x 5' 6" ( 0.89m x 1.68m )  
Double glazed door, Boiler, Grill, Concrete flooring.

### Outside

#### **Front Garden**

Pebble dash drive suitable for multiple vehicles, EV Charging Point to Front of property, Small patio area, Range of plants and shrubs around the borders.

#### **Rear Garden**

Laid to lawn, Patio area, Summer house with lighting and double socket, Room for two chicken coops, Greenhouse to Side aspect, Outdoor plug sockets.

#### **Garage**

21' 10" x 9' ( 6.65m x 2.74m )  
Double glazed window to Side aspect, Double glazed door, Electric roller garage door, Power points and lighting, Concrete flooring.



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## Willow Way Mill Lane, Barnby Beccles

- Three Bedroom Detached Bungalow
- Sought After Village Location
- Open-Plan Kitchen And Dining Room
- Driveway And Garage with EV Charging Point to Front of Property
- Lounge Made Cosy With Brick Fireplace
- Rear Garden Laid To Lawn With Patio Area
- Substantial Rear Garden
- Conservatory

Tenure: Freehold EPC Rating: D

offers in the region of

**£375,000**



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:  
LOW107885 - 0008

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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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