



Rigbourne Hill, Beccles NR34 9JG

welcome to

Rigbourne Hill, Beccles

William H Brown are delighted to present this SPACIOUS FOUR BEDROOM Family Home! Located in the popular town of Beccles, the home sits in close proximity to schools, shops and public transport links. Boasting space throughout, with three double bedrooms, this property is not one to be missed!



William H Brown are thrilled to present this unique four bedroom home on Rigbourne Hill. The property offers a sizeable plot, with ample off street parking to front, as well as a gorgeous fully enclosed and private rear garden, ideal for outdoor relaxation. Upon entering the home, a welcoming entrance hall with downstairs WC, offers access to a variety of reception rooms. The kitchen is of a good size, with ample worktop and appliance space for all to use. The kitchen flows nicely into the dining room, ideal for hosting and entertainment. The lounge space is located towards the front of the home, designed to be a spacious and bright room. Upstairs, a uniquely large landing offers access to all four bedrooms! Three bedrooms are of a fantastic double size, with a well sized additional fourth. All bedrooms have been decorated to a good standard also. The newly decorated family bathroom can also be found off of the landing, where no expense has been spared! Please call 01502 585998 to book a viewing today on this fantastic family home.

Accommodation

Ground Floor

Entrance Hall

Double glazed Front Door and Window to Front aspect, Built in storage cupboard and coat room, Radiator, Power points, Laminate wood effect flooring.

Wc

Double glazed window to Front aspect, Partially tiled walls, Toilet, Wash hand basin, Laminate wood effect flooring.

Lounge

14' 5" x 10' 11" Plus Bay (4.39m x 3.33m Plus Bay)
Double glazed Bay window to Front aspect, Double doors leading into Dining room, Power points, TV Points, Radiator, Carpet flooring.

Dining Room

12' 9" x 9' 2" (3.89m x 2.79m)
Double glazed French doors leading to Rear aspect, Open plan with the Kitchen, Power points, Radiator, Carpet flooring.

Kitchen

14' 1" x 8' 10" (4.29m x 2.69m)
Double glazed Window and Door to Rear aspect, Partially tiled walls, Fitted Kitchen Wall and Base units with work surfaces, Sink and drainer unit, Plumbing for Washing machine and dishwasher, Space for white goods and Cooker, Built in handy pantry cupboard, Power points, Tiled flooring.

First Floor

Landing

Double glazed window to Front aspect, Access to All Four Bedrooms and Bathroom, Loft hatch, Radiator, Carpeted stairs and landing area.

Bedroom 1

12' 4" x 10' 11" (3.76m x 3.33m)

Two double glazed window to Front aspect, Double bedroom, Built in wardrobe/cupboard, Power points, Radiator, Carpet flooring.

Bedroom 2

11' 2" x 9' 3" (3.40m x 2.82m)
Double glazed window to Front aspect, Double Bedroom, Built in storage cupboard, Power points, Radiator, Carpet flooring.

Bedroom 3

13' 9" x 9' 2" (4.19m x 2.79m)
Double glazed window to Rear aspect, Double bedroom, Radiator, Power points, Carpet flooring.

Bedroom 4

8' 5" x 7' 3" (2.57m x 2.21m)
Double glazed window to Rear aspect, Built in airing cupboard, Radiator, Power points, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Splashback walls, Toilet, Wash hand basin, Vanity unit, Bath tub, Separate shower cubicle, Towel radiator, Karndene flooring.

Outside

Front Garden

Shingle to side of driveway with dropped kerb access, Pathway leading directly to Front door of the property, Maintained hedgerows to Side aspect.

Rear Garden

Patio leading to landscaped garden with laid lawn grass and flower bed surround, Hedgerows to Side and Rear aspects, Side access gate for bin access. Timber shed to Rear.

Outbuildings

Brick built storage sheds.

Agents Note

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a relative of a staff member of the Connells Group".



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welcome to

Rigbourne Hill, Beccles

- Four Bedrooms
- Great Family Home
- Driveway to Front Aspect
- Close to Schools and Amenities
- Spacious Rear Garden
- Lounge and Separate Dining Room
- Downstairs WC and Upstairs Bathroom
- Outbuildings in the form of Brick built Storage Sheds

Tenure: Freehold EPC Rating: C

offers in excess of

£240,000



Outbuilding



Ground Floor



First Floor

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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:
LOW107984 - 0003

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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