



Sir John Leman Road, BECCLES NR34 9LB

welcome to

Sir John Leman Road, BECCLES

William H Brown are delighted to present this THREE Bedroom home located on Sir John Leman Road in Beccles. The property consists of; Driveway to Front of home, Entrance Porch, Open plan Lounge/Diner, Kitchen, Three Bedrooms with Family Bathroom and Enclosed Rear Garden.



****IDEAL FOR FIRST TIME BUYERS AND INVESTORS**** William H Brown are delighted to present this Three Bedroom property on Sir John Leman Road. The property sits in the popular location of Beccles, an ideal area with ample amenities nearby, such as schools, shops and transport links. The property offers off street parking to the front of the home! Upon entering the property, a convenient entrance hall and porch offer access to the large lounge/ dining room. This room offers great scope for entertaining family or friends, with ample living space available and decorated to a high standard. A kitchen can be found to the rear of the property with good space for white goods and plenty of worktop space. The home offers a sizeable rear garden, ideal for families to enjoy! The first floor offers a spacious landing, leading to all Three Bedrooms as well as the well decorated family bathroom, with shower over bath. All three bedrooms are of a superb size, with both the master and guest bedroom offering space for a double bedroom and a spacious third bedroom. This home is an absolute must see, please call William H Brown to organise a viewing today!

Accommodation

Ground Floor

Entrance Porch

Double glazed Front door, Double glazed window to Side and Front aspects, Door leading through to hallway, Tiled flooring.

Entrance Hall

Door to Lounge, Radiator, Laminate wood effect flooring.

Lounge/ Diner

25' 6" Max x 11' 11" (7.77m Max x 3.63m)
Double glazed window to Front aspect, Open Plan Lounge/Diner area, Double glazed French doors to Rear Garden, Doorway leading through to Kitchen, Under stairs storage space, Radiator, Power points, Laminate wood effect flooring,

Kitchen

11' 3" x 7' 7" (3.43m x 2.31m)
Double glazed window and door to Rear aspect, Fully tiled walls, Fitted Kitchen Units with work surfaces, Sink and drainer unit, Space for Gas Oven, Space for 50/50 Fridge freezer, Plumbing for washing machine/ dryer, Power points, Tiled flooring.

First Floor

Landing

Access to Bedrooms 1-3 and Bathroom, Built in airing cupboard, Loft hatch, Carpet stairs and landing area.

Bedroom 1

17' 7" x 8' 3" (5.36m x 2.51m)
Double glazed window to Front aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

Bedroom 2

9' 8" x 8' (2.95m x 2.44m)
Double glazed window to Rear aspect, Radiator, Built in storage cupboard, Power points, Carpet flooring.

Bedroom 3

9' 6" x 6' 7" (2.90m x 2.01m)
Double glazed window to Front aspect, Built in storage cupboard, Radiator, Power points, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Partially tiled walls, WC, Wash hand basin, Bath tub with over head shower and shower screen, Towel radiator, Tiled flooring.

Outside

Front Garden

Brickweave driveway with dropped kerb to Front with fencing either side.

Rear Garden

Fully enclosed via fenced surround to create privacy. Pathway leading to Rear gate access with grass and vegetable patch to Side. Summerhouse to side.



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welcome to

Sir John Leman Road, BECCLES

- Three Bedroom Family Home
- Open Plan Lounge/Diner with Access to Kitchen
- Enclosed Rear Garden with Grass and Vegetable Patch
- Dropped Kerb Driveway to Front of Home
- Upstairs Family Bathroom with Bathtub and Overhead Shower Unit
- Handy Entrance Porch Into Home
- Sought After Location - in Walking Distance to Beccles Town
- Close to a Range of Local Amenities and Schools for a Range of Ages

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers in excess of

£190,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.fineart.com



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LOW109080 - 0002

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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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