



**Pinewood Gardens, North Cove Beccles NR34 7PQ**



**welcome to**

**Pinewood Gardens, North Cove Beccles**

William H Brown are thrilled to present this THREE Bedroom DETACHED family home located on Pinewood Gardens, in the popular village of North Cove. The property consists of; Entrance Hall, Three Reception Rooms, Kitchen, Utility Room, Shower room, Three Bedrooms upstairs with family Bathroom.



**Situated in the idyllic village of North Cove, it is William H Brown's pleasure to present this three bedroom detached home in Pinewood Gardens. Situated just a 10-minute drive from Beccles, you're never far from a wide range of amenities, as well as public transport that accommodates stops just a short walk away from the home. The property itself holds a range of highlights; a commodious, airy lounge with a gas-fired log burner, a beautiful kitchen with a plethora of storage and a gorgeous kitchen island, a utility room with ample space for a range of white goods, and an upstairs highlighted by three well-spaced and suitably positioned bedrooms. The downstairs extension could otherwise be utilised as its own self-contained annex if required too. The property also features a downstairs W/C as well as a modern upstairs bathroom, convenient for any family dynamic. The home is embellished by a serene garden to the rear, with a great mix of patio tiling and grass turf. With so much on offer; with being recently rewired, new heating system installed and fully newly plastered viewings come highly recommended - please call us on 01502 585998!**

## **Accommodation**

### **Ground Floor**

#### **Entrance Porch**

Double glazed window to Front and Side aspects, Double glazed door to Side aspect, Carpet flooring.

#### **Entrance Hall**

Access to Lounge and Kitchen, Wooden vinyl flooring.

#### **Downstairs Shower Room**

Double glazed window to Front aspect, WC, Wash hand basin with mixer tap, Spotlights, Walk in Shower, Tiled flooring.

#### **Lounge**

18' 7" x 9' 10" ( 5.66m x 3.00m )  
Double glazed window to Front aspect, Double glazed window to Side aspect, Gas fired Log Burner, TV and Power points, Two radiators, Carpet flooring.

#### **Dining Room**

20' x 9' 1" ( 6.10m x 2.77m )  
Double glazed window to Rear aspect, Skylight, Patio door leading to Garden to Rear aspect, Kitchen Island with Sink, TV and Power points, Radiator, Wooden Vinyl Flooring.

#### **Reception Room 3**

11' 7" x 7' 5" ( 3.53m x 2.26m )  
Double glazed door leading to Garden to Side aspect, Access to Utility Room, Wood effect tile flooring.

#### **Kitchen**

13' 9" Max x 9' ( 4.19m Max x 2.74m )  
Two double glazed windows to Side aspect, Fitted Kitchen Wall and Base Units with Work surfaces, Cupboard housing Combi boiler, Pantry, Range Cooker, Integrated Extractor Fan, Space for Fridge/Freezer unit, TV and Power points, Wooden Vinyl flooring.

#### **Utility Room**

7' 4" x 4' 9" ( 2.24m x 1.45m )  
Double glazed door leading to Garden via Side aspect, Over head cupboards, Space for Tumble Dryer, Plumbing for washing machine, Tiled flooring.

### **First Floor**

#### **Landing**

Double glazed window to Side aspect, Access to Bedrooms 1-3, Bathroom, Loft hatch, Power points, Carpet flooring.

#### **Bedroom 1**

10' 10" x 9' 10" ( 3.30m x 3.00m )  
Double glazed window to Front aspect, TV and Power points, Radiator, Carpet flooring.

#### **Bedroom 2**

12' 10" x 7' 9" ( 3.91m x 2.36m )  
Double glazed window to Rear aspect, TV and Power points, Radiator, Carpet flooring.

#### **Bedroom 3**

7' 9" x 6' 3" ( 2.36m x 1.91m )  
Double glazed window to Rear aspect, Spotlights, Power points, Radiator, Carpet flooring.

#### **Bathroom**

Double glazed window to Front aspect, WC, Wash hand basin with mixer tap, Heated Towel Rail, Spotlights, Integrated storage cupboard, Laminate wood effect flooring.

### **Outside**

#### **Front Garden**

Driveway, Access to Side Courtyard via gate, Outside tap.

#### **Rear Garden**

Enclosed Rear Garden with fenced surround to create privacy, Very well maintained garden with mostly being laid to lawn, Patio area ideal for outdoor furniture and entertaining,

### **Additional Information**

Please note planning permission has been granted for a Front Porch. Drawings are available upon request.



***view this property online*** [williamhbrown.co.uk/Property/LOW109186](http://williamhbrown.co.uk/Property/LOW109186)



welcome to

## Pinewood Gardens, North Cove Beccles

- Three Bedroom Detached Family Home, Situated in Popular North Cove Village Location
- Extension to Rear Could be Self-Contained Annex with Own Entrance, Shower Room and Bedroom
- Three Reception Rooms Gives Flexible Living - Lounge Features Gas Fired Log Burner
- Modern Open Plan Kitchen/Diner and Separate Utility Space
- Downstairs Shower room and Upstairs Bathroom
- Well Presented Throughout - Viewings Highly Recommended
- Driveway to Front Side of Home, leading to Side Courtyard Garden Space
- Recently Been Rewired, New Heating System Installed and Re-Plastered Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

**£325,000**



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.focalagent.com



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LOW109186](http://williamhbrown.co.uk/Property/LOW109186)



Property Ref:  
LOW109186 - 0004

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.



william h brown



**01502 585998**



[Lowestoft@williamhbrown.co.uk](mailto:Lowestoft@williamhbrown.co.uk)



138 London Road North, LOWESTOFT, Suffolk,  
NR32 1HB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**