

HARDIMANS



11 Will Rede Close
Beccles, NR34 9HW
£300,000



11 Will Rede Close, Beccles, Suffolk, NR34 9HW

A spacious modern detached bungalow situated in a quiet cul de sac and being on the edge of this popular development and having the benefit of pedestrian access onto Kemps Lane. The bungalow is well designed with a generous size lounge/diner, located to the rear of the property, which then provides access to the large conservatory. Both these overlook the private enclosed patio gardens, which are well stocked with flowers and shrubs. Presented in immaculate order, the bungalow benefits from a re-fitted shower room (February 2025) and a Refitted contemporary kitchen (approx 4 years old), fitted in a range of pale gray units which include built in appliances. In addition, there are 3 good size bedrooms and adjoining garage which also has a remote controlled door. With nice bright and light colours, this bungalow must be viewed internally to fully appreciate it.

COVERED ENTRANCE

composite door with sealed unit and leaded glass to

SPACIOUS ENTRANCE HALL

radiator, access to an insulated roof void, built-in airing cupboard, foam lagged copper cylinder, immersion heater and slatted shelving, inset ceiling spot lighting, telephone point.





CLOAKROOM

low level wc, pedestal washbasin, hot and cold, tiled splashbacks, radiator, fuse box, inset ceiling spot lighting, upvc opaque glazed window.

SPACIOUS THROUGH LOUNGE/DINER

2 radiators, tv point, dado rail, coved ceiling, upvc double glazed window, matching sliding patio door to conservatory.

CONSERVATORY

of brick and hardwood construction, sealed unit double glazing, glass reflective roof with ceiling binds, venetian blinds, ceramic tiled floor, lighting and power points, double casement doors to rear patio and garden.



REFITTED KITCHEN

Attractive range of contemporary pale gray units, one and a half bowl sink, integrated automatic washing machine, refrigerator & freezer with front decor panels, ceramic hob, oven/grill, modern style extractor, tiled splashbacks, fitted wall cupboards with underlighting, Ideal Classic gas fired boiler heating domestic hot water and radiator heating system, radiator, upvc double glazed window and double glazed side door.



BEDROOM 1

square bay window with upvc double glazing, vertical blinds, radiator, double fitted wardrobe cupboard, additional double and single wardrobe cupboards and vanity unit, tv point.

BEDROOM 2

upvc double glazed window, vertical blinds, radiator, double fitted wardrobe cupboard.

BEDROOM 3

upvc double glazed window, radiator.

REFITTED SHOWER ROOM

(Refitted February 2025) Double shower cubicle, thermostatic shower unit with Pvc shower boarding, low level wc with concealed cistern, washbasin, hot and cold, chrome towel rail/radiator, tiled walls, extractor fan, inset ceiling spot lighting, upvc opaque glazed window.

OUTSIDE

To the front, gravelled area, tarmac driveway providing ample car standing, leading to garage. To the side, paved pathway, small flower border, water tap. To the rear, private enclosed gardens with feature block paving, paved pathways, well stocked flower and shrub borders, fully enclosed by timber fencing. The property has the benefit of a rear gate providing pedestrian access onto Kemps Lane.

ADJOINING GARAGE

brick and tile construction with REMOTE CONTROLLED roller door, personal door, high level roof storage space, ample power and light.





TENURE

Freehold

COUNCIL TAX BAND

C

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

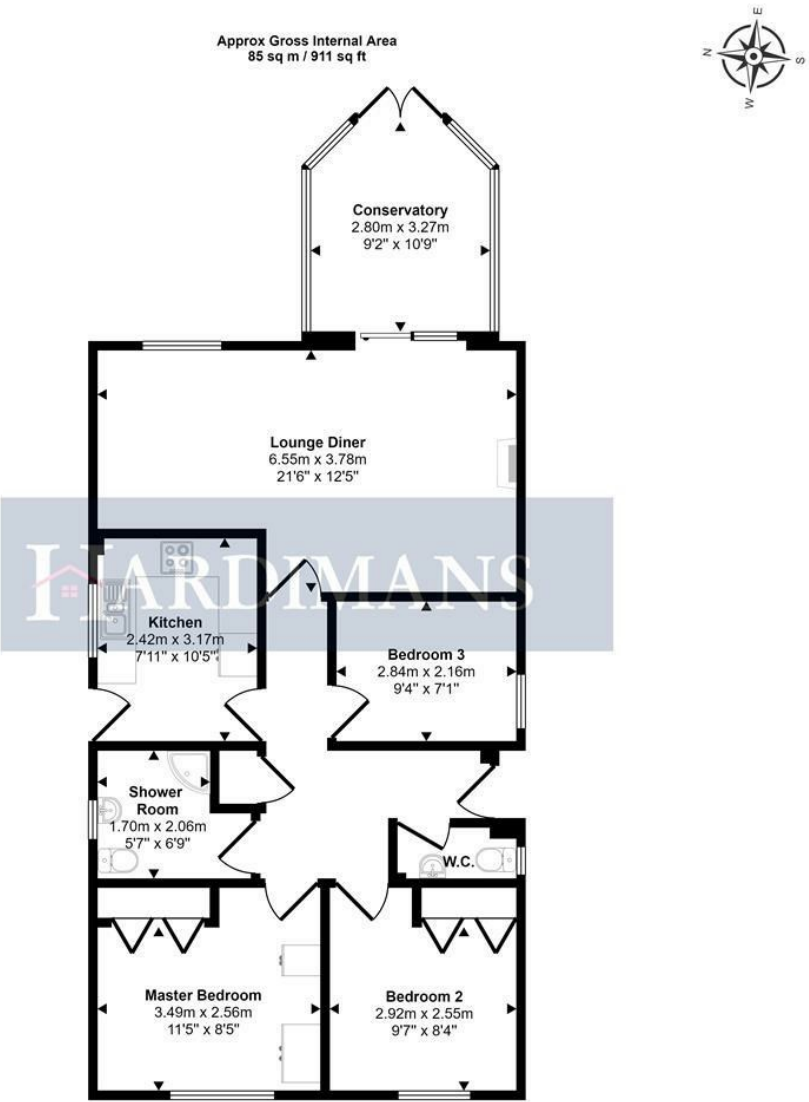
* Broadband: Ultrafast download 1800

Mbps upload 220 Mbps

* Mobile: 02, THREE, VODAFONE, EE ALL LIKELY

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

Floor Plan



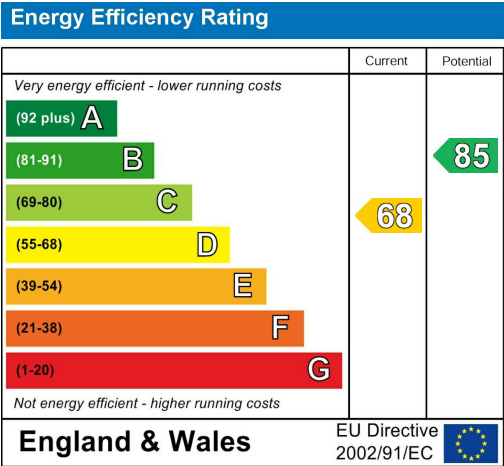
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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