



Staithe Road, Burgh St. Peter - NR34 0DE





## Staithe Road

Burgh St. Peter, Beccles

PRIVATE SALE - NO CHAIN. This detached lodge is set with picturesque FIELD VIEWS on this well maintained site with GAS CENTRAL HEATING and all uPVC double glazed windows giving panoramic countryside views of the surrounding beauty on offer with over 668 Sq. Ft (stms) of IMMACULATELY PRESENTED accommodation. Internally the stunning 22' OPEN PLAN living space includes the sitting and dining rooms with wood effect flooring opening into the kitchen with INTEGRATED APPLIANCES leading to the three piece FAMILY BATHROOM, TWO DOUBLE BEDROOMS with the main bedroom benefiting from an EN-SUITE shower room.

Council Tax band: TBD

Tenure: Leasehold

- Detached Lodge
- Rolling Field Views
- Gas Central Heating
- 22' Open Plan Living Accommodation
- Kitchen With Integrated Appliances
- Two Double Bedrooms
- Family Bathroom & En-Suite
- Terrace With Hot Tub





## SETTING THE SCENE

Set down the shingle driveway the property emerges to your left, set within trees with the parking spaces for two cars located to the left of the lodge. The entrance can be found by heading up the raised timber walkway which leads to the patio seating area and the main front access.

## THE GRAND TOUR

Stepping inside you are first met with a porch entrance with built in storage cupboard housing the gas heating system and additional storage. Stepping through the secondary door you will enter the open and well-lit living space enjoying panoramic views. Set upon wood effect flooring the room is exceptionally welcoming with space for a sitting room and electric fire with views over the adjacent fields and sliding door onto the decking. Slightly further on is the formal dining area which opens into the kitchen with wood effect work surfaces set around an array of wall and base mounted storage giving way to a four ring gas hob and oven with extraction above, integrated dishwasher and fridge with additional space and plumbing for a washing machine. Towards the rear of the property the three piece family bathroom can be found, predominantly tiled with a wall mounted heated towel rail and bath with shower above. The first double bedroom sits to the front of the property with built in storage, gas fired radiator and uPVC window overlooking the front of the property while the larger bedroom benefits from a walk-in wardrobe and three piece en-suite shower room with vanity storage and heated towel rail.







## Fairview Spa Lodge, Staithe Road

Burgh St. Peter, Beccles

FIND US

Postcode : NR34 0DE

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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

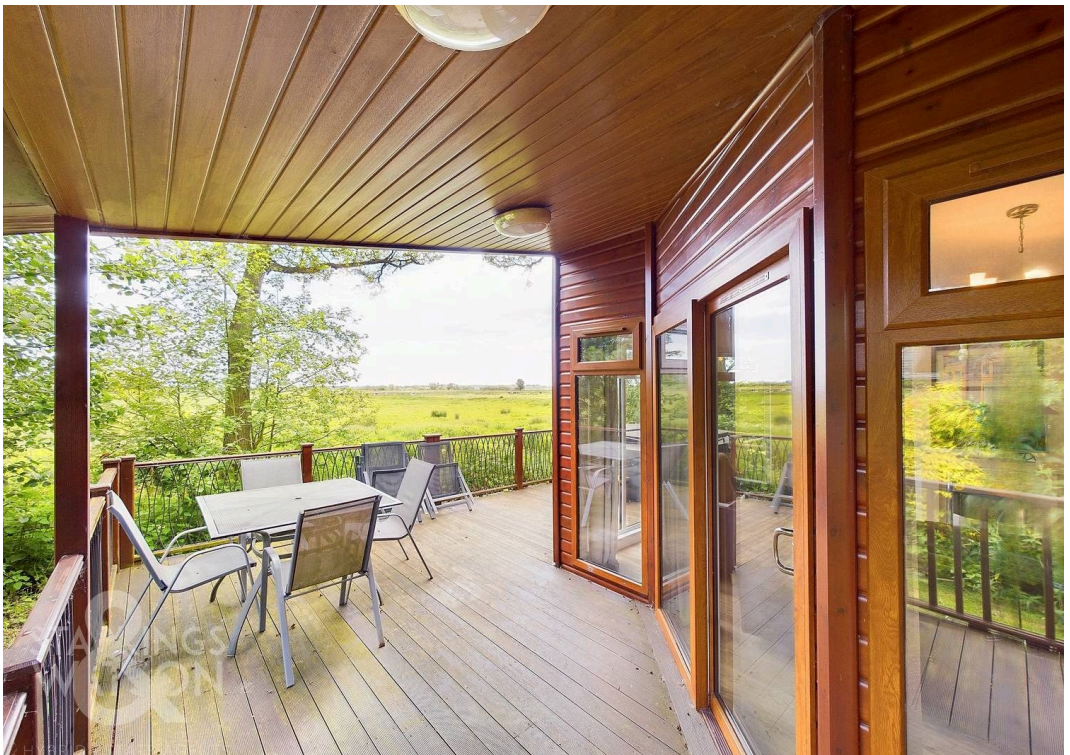
AGENTS NOTE

The property is offered on a leasehold basis with a 125 year lease commencing from 2024. The site ground is £4100 per year.



HYBRID ESTATE AGENTS







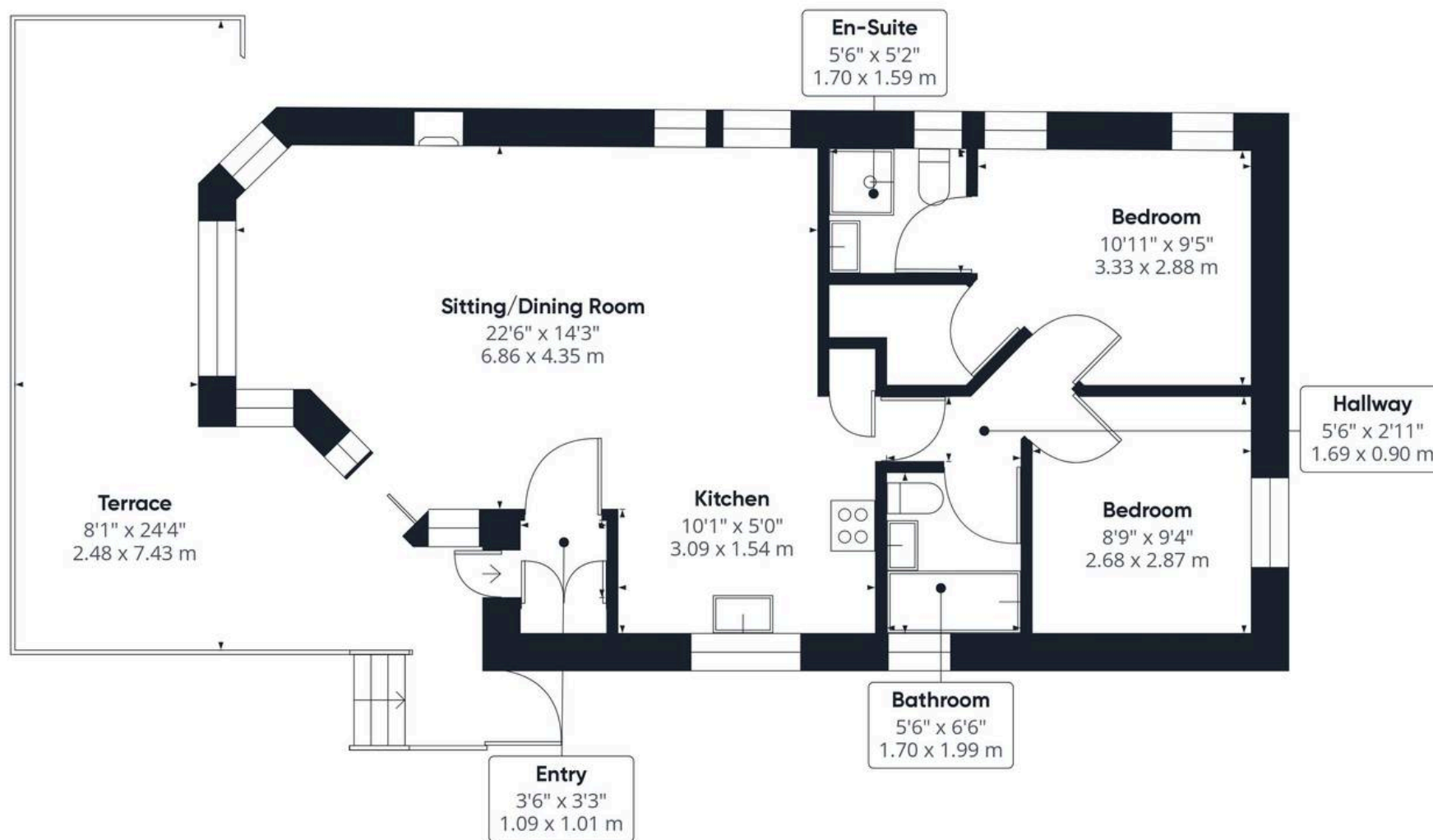


## GARDEN

The patio terrace offers unspoiled views over the surrounding fields with cows grazing in the distance and privacy giving trees either side. Here, there is ample space for additional seating whilst a fully functional and heated hot tub is nestled in the corner. To the front of the property, an external tap can also be found.







Approximate total area<sup>(1)</sup>

668.8 ft<sup>2</sup>

62.13 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





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