



Richard Crampton Road, Beccles - NR34 9HN

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Richard Crampton Road

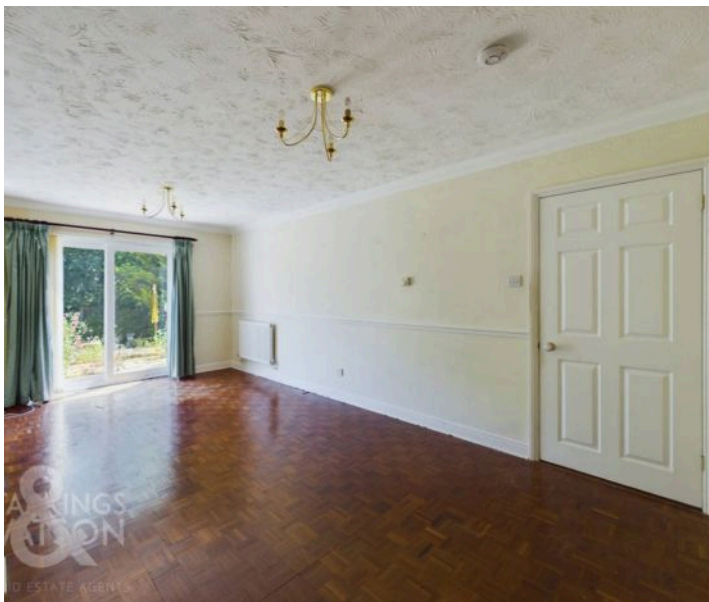
Beccles

NO CHAIN! This DETACHED BUNGALOW is offered CHAIN FREE ready to be moved straight into and is located within a QUIET CUL-DE-SAC not far from BECCLES TOWN CENTRE. The bungalow benefits from DRIVEWAY PARKING, SINGLE GARAGE and ENCLOSED PRIVATE REAR GARDEN. Internally, the accommodation provides a central hallway, family bathroom, TWO DOUBLE BEDROOMS with built in wardrobes, a GENEROUS SITTING/DINING ROOM with patio doors opening onto the rear garden and a separate kitchen. The property is finished with uPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain!
- Detached Bungalow
- Kitchen & Family Bathroom
- Popular & Sought After Location
- Sitting/Dining Room
- Potential For Improvement
- Private Garden, Driveway & Garage
- Two Double Bedrooms

Located in the Town of Beccles, the property enjoys a residential position within walking distance to local amenities. The busy market town offers many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, where there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by.

SETTING THE SCENE

The property is approached via a hard standing driveway providing off road parking leading to the attached garage. The main entrance door is found to the side of the property accessed off the driveway. There is also an adjacent front garden with mature plants and shrubs.



THE GRAND TOUR

Entering via the covered main entrance door to the side into the central hallway there is loft hatch access as well as access to all rooms. To the front of the bungalow there are two double bedrooms with the main bedroom benefiting from double built in wardrobes with a bay window. The main sitting/dining room has parquet style flooring and a feature fireplace with patio doors opening onto the rear garden. The family bathroom has a shaped panelled bath with shower over. The kitchen located to the rear offers plenty of built in storage with worktops over as well as space for all white goods including free standing oven. There is a built in airing cupboard and access onto the rear garden. The attached single garage has roller door access to the front and rear access onto the garden as well as power and light, storage above and houses the modern gas fired boiler.

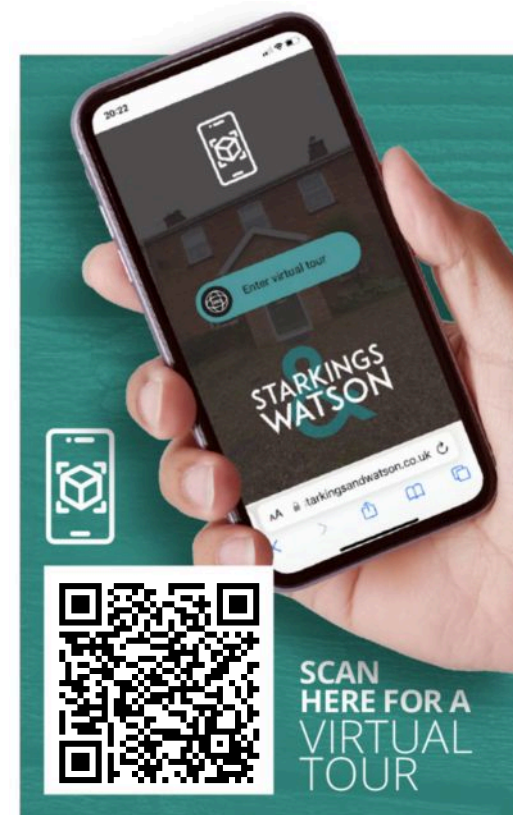
FIND US

Postcode : NR34 9HN

What3Words : ///towel.pretty.tractor

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The private and enclosed rear garden is a combination of shingle and paved patio. The patio is generous in size and provides a nice space for outside entertaining. The shingled area provides plenty of room for potted plants and has mature planting, hedging and trees providing an element of cover and shade. There is access to the garage from the rear garden.





Approximate total area⁽¹⁾

823.90 ft²

76.54 m²

(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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.