



Rivetts Loke, Beccles - NR34 9YL





## Rivetts Loke

### Beccles

Situated within a VERY PRIVATE & SECLUDED, EXCLUSIVE position in the heart of Beccles you will find this DETACHED CHALET STYLE HOME built by the renowned local builder Brian Sabberton. The property forms part of a small and exclusive development of similar properties with this property in particular benefiting from a LANDSCAPED plot of 0.3 ACRES (stms) as well as very generous DRIVEWAY, GARAGE and CAR PORT. Internally, the property offers FLEXIBLE and SPACIOUS HIGH SPECIFICATION accommodation of approximately 3200 SQ FT (stms) with a welcoming entrance hallway, large OPEN PLAN main reception/kitchen/family room, utility room and separate sitting room. On the ground floor there are also two generous bedrooms with the master benefiting from a dressing room (previously the 4th bedroom) and en-suite. On the first floor there is another large EN-SUITE bedroom as well as large ATTIC ROOM and attic space used as an office/games room.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A



- Exclusive Detached Chalet Style Home
- Private Tucked Away Position In Beccles
- Finished To A High Specification
- Open Plan Main Reception / Kitchen Area
- Three / Four Bedrooms & Three Bathrooms
- Private Landscaped Plot Of 0.3 Acres (stms)
- Large Driveway With Garage & Carport
- Very Efficient With EPC Rating of A (99%)

Located in the Town Centre of Beccles, the property enjoys a quiet and tucked away 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

Approached via London Road in the heart of Beccles the private brickweave roadway of Rivetts Loke can be found with the property found tucked up the corner of the small development offering a private position. Leading through the imposing brick pillars you will find an impressive brickweave driveway providing plenty of driveway parking leading to the garage and adjacent car port, with electric car charging point. There is also an array of low set beds, manicured shrubs and perennial flowers. The drive offers level access to the front door whilst a path to the side of the property offers gated access to the rear gardens.



## THE GRAND TOUR

Entering the property via the main entrance door to the front, you will find a welcoming entrance hallway with vaulted ceiling as well as tiled underfloor heating and a large double built in storage cupboard. Straight ahead, there are double doors leading into the principal reception space and well fitted modern kitchen. The reception area is split into two sections with an impressive sitting room as well as separate dining room with vaulted ceiling and double doors leading out onto the rear garden. The same tiled flooring runs throughout this space, also offering underfloor heating, with the utility room found beyond the sitting area. The utility room offers a range of modern well fitted units with rolled edge work surfaces over, as well as space for tumble dryer and washing machine and further white goods, as well as two built in storage cupboards and a rear access door to the garden. The high specification kitchen on the other side of the reception space offers a modern range of units with granite worktops over as well as space for a double range oven and extract fan over, built in dishwasher and space for a double American style fridge freezer. Leading off the entrance hallway you will find the main sitting room with a dual aspect and double doors leading onto the rear garden as well as a feature fireplace housing a woodburner. Also off the hallway are the two main bedrooms and family bathroom as well as further storage. The family bathroom is fully tiled with a double walk in shower. The guest bedroom adjacent offers views over the rear garden as well as double built in wardrobes. The master bedroom is a very impressive space benefiting from fitted wardrobes as well as a walk in dressing room with a vast array of fitted wardrobes also. The dressing room used to be the fourth bedroom but has been converted into a luxury master suite. Also from the master bedroom is the en-suite which benefits from a separate bath and double walk in shower. Heading up to the first floor landing providing an attractive vista over the ground floor, you will find a large built in cupboard as well as access to two further rooms, the first room being a large guest double bedroom with two double fitted wardrobes as well as en-suite shower room and views across the garden. On the other side of the landing is the attic room currently used as a purpose office or gym which also provides access to the attic storage space.

## FIND US

Postcode : NR34 9YL

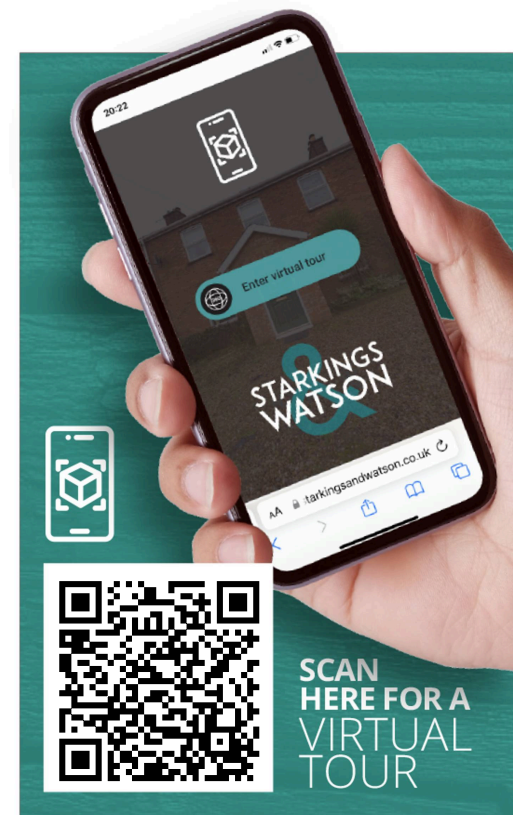
What3Words : ///ramp.masts.jingles

## VIRTUAL TOUR

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

## AGENTS NOTES

Buyers are advised of the following details; Mains services are connected including, electricity, water, gas and drainage with gas fired underfloor central heating. The property benefits from Solar Panels generating approx. 2k per annum of income. There is also the benefit of solar panel hot water system in addition to the main solar panels. There is also air conditioning in place. The property due to its eco credentials and build quality also offers an EPC rating of A.









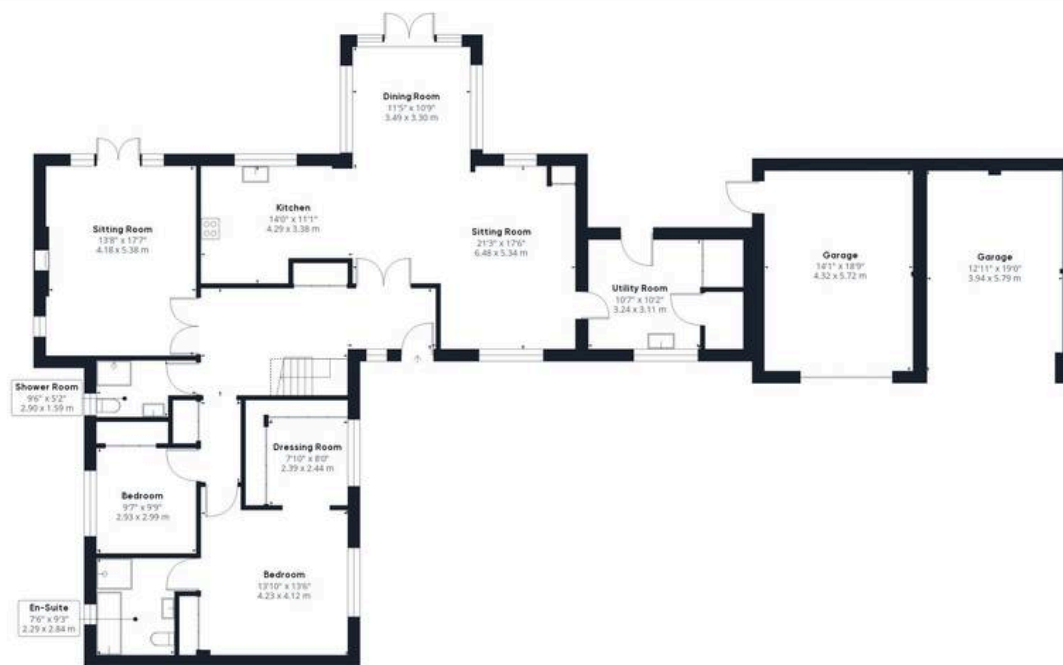


## THE GREAT OUTDOORS

At the rear of the house you will find a superbly landscaped space with plenty of sun offering a southerly aspect but with plenty of privacy. The garden has been perfectly planned to offer a low maintenance yet stunning garden space with a wonderful array of planted borders, perennial plants and shrubs as well as hedging and mature trees. From the rear of the house a large patio can be accessed from the sitting room, family kitchen/dining space and the utility room where there is also a covered seating area providing the perfect space for all year round outside entertaining. The lawns wrap around the patio and the back and side of the property with extensive planted borders framing. A raised terrace area to the southern boundary provides an elevated seating spot whilst on the north eastern side of the house we step down over two tiers to the foot of the garden. The garden has many points of interest but above anything it is a wonderful entertaining space in the summer months. You will also find a timber shed as well as gated side access to the front driveway.







Ground Floor



Floor 1

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

3181.6 ft<sup>2</sup>

295.58 m<sup>2</sup>

**Reduced headroom**

374.15 ft<sup>2</sup>

34.76 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.