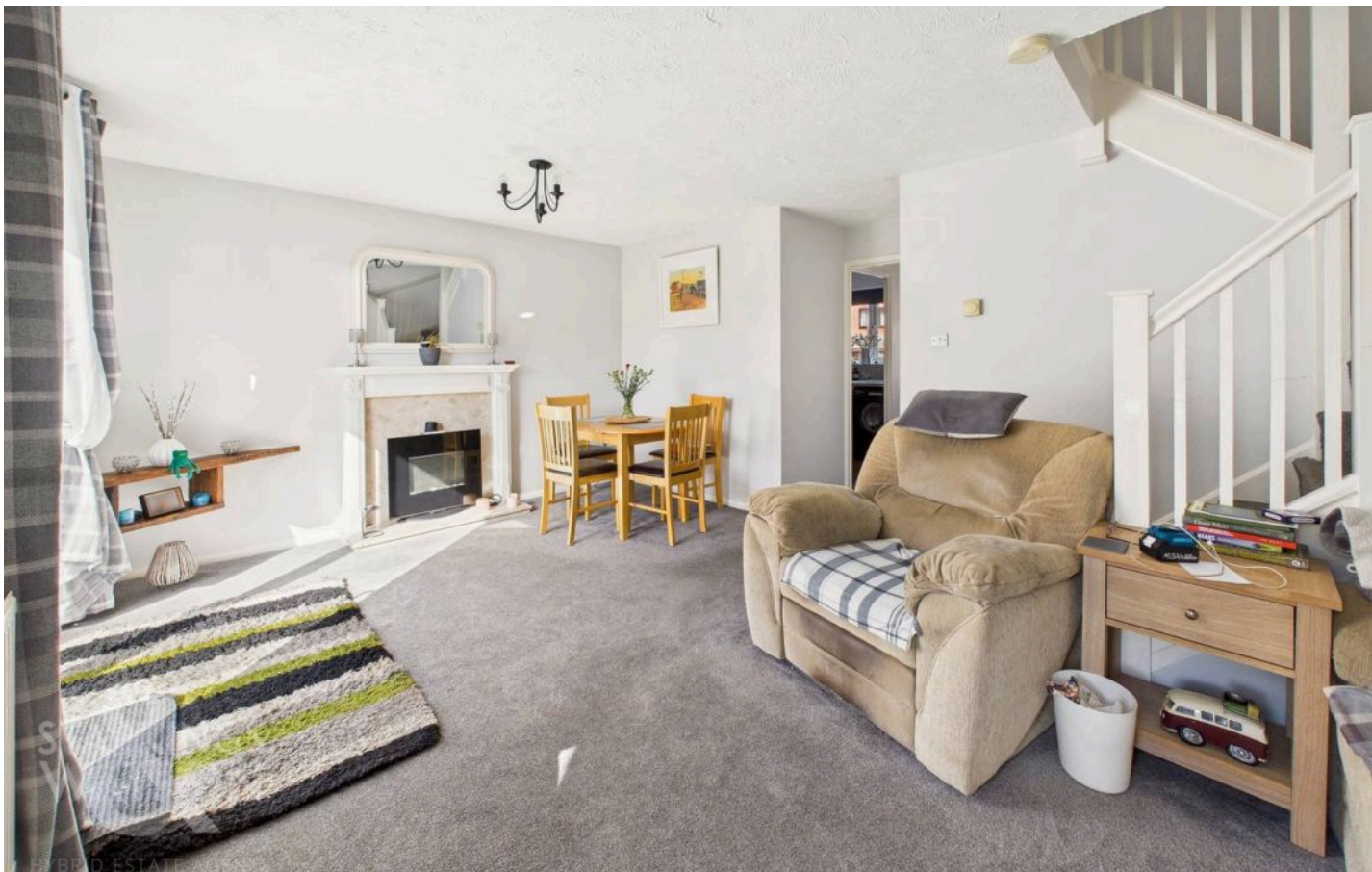




St. Andrews Road, Beccles - NR34 9PU



St. Andrews Road

Beccles

NO CHAIN! Set within a desirable residential location, this excellent THREE BEDROOM SEMI-DETACHED house is a perfect opportunity for those seeking a home to move into immediately (No Chain!). Presenting a semi-detached layout, this well-maintained property is in good order throughout, boasting a NEWLY FITTED KITCHEN ideal for culinary enthusiasts. Adding versatility, a cleverly CONVERTED GARAGE provides additional reception space, enhancing the home's functionality. The welcoming sitting/dining room overlooks the generous garden, offering a peaceful retreat for relaxation and entertaining. Completing the interior are THREE BEDROOMS and a FAMILY BATHROOM, ensuring ample space for the growing family. With the convenience of OFF ROAD PARKING to the front and a generous rear garden, this property effortlessly combines comfort with practicality.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Semi-Detached Home
- Presented In Good Order
- Newly Fitted Kitchen
- Converted Garage Providing Extra Reception Space
- Sitting/Dining Room Overlooking The Garden
- Three Bedrooms & Bathroom
- Off Road Parking & Generous Rear Garden

Located in a popular cul-de-sac development on the fringes 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

To the front you will find shingled parking off road for multiple vehicles which in turn leads to the main entrance door. There is a side access leading to the rear garden also.



THE GRAND TOUR

Entering via the main entrance door to the front there is a hallway which leads to the kitchen, converted garage room and the sitting room beyond. To the left the former garage offers an excellent reception space suitable for an office or even dining space. The kitchen opposite which has been recently re-fitted, features a range of wall and base level units with wood effect worktops over. There are integrated appliances to include an oven and hob with extractor fan as well as space for fridge/freezer and washing machine. The main sitting/dining room can be found beyond overlooking the rear garden. The sitting room is a bright room with doors leading out as well as space for various soft furnishings and a feature fireplace. Stairs are found to the corner of the room leading to the first floor landing.

Off the landing you will find three ample bedrooms and a family bathroom. Two bedrooms can be found to the front of the house with a further bedroom to the rear. The bathroom provides a w/c, hand wash basin, bath and shower over as well as airing cupboard.

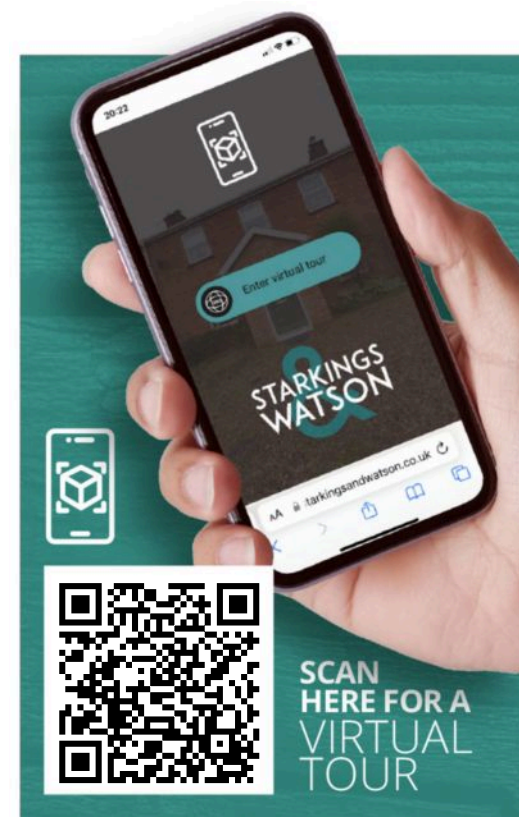
FIND US

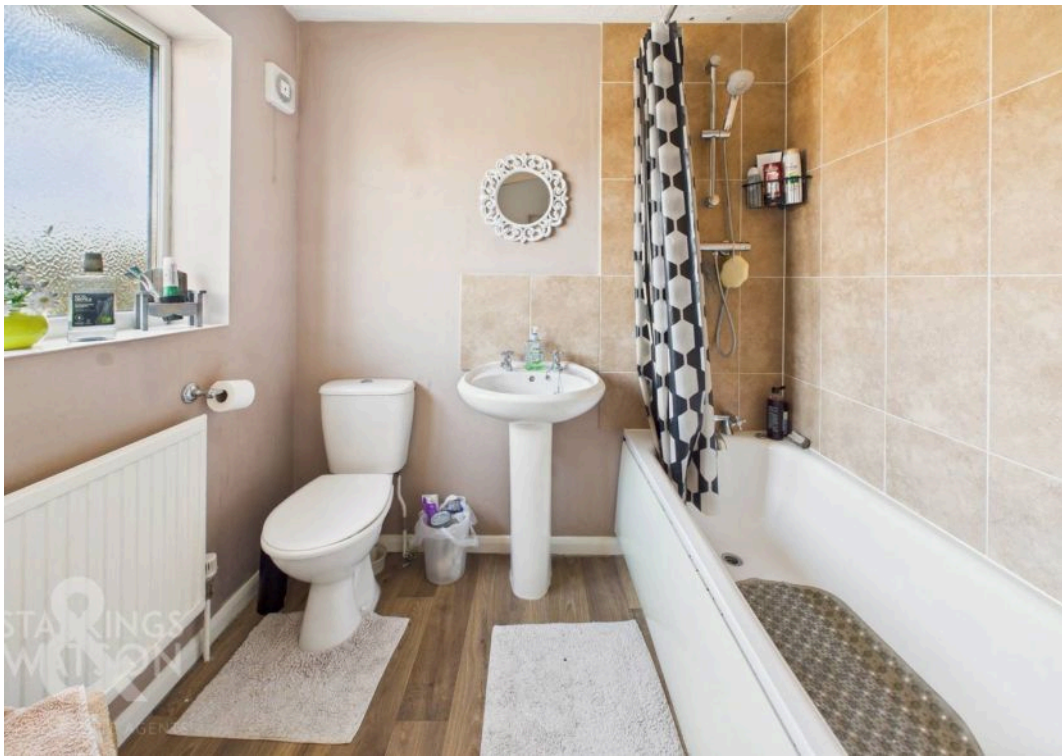
Postcode : NR34 9PU

What3Words : ///approach.outbound.scarecrow

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The private rear garden offers more space than you might expect to find with a paved patio and main central lawns. The garden is flanked by well stocked borders with mature trees and shrubs. There is timber fencing enclosing the garden with a side access between the front and rear gardens.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

775 ft²
72 m²

Reduced headroom

24 ft²
2.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 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.