



## Pound Road, Beccles

Guide Price £290,000 Freehold

Energy Efficiency Rating : 45

- ✓ Four Bedroom Detached Home
- ✓ Over 1300 Sq ft of Accommodation
- ✓ Impressive Kitchen/Dining Room
- ✓ Three/Four Reception Area's
- ✓ Recently Renovated
- ✓ Generous Enclosed Plot
- ✓ Off Road Parking
- ✓ Town Centre Location

To arrange an accompanied viewing please call our Bungay Office on 01986 490590







RECENTLY RENOVATED with over 1300SQ FT of ACCOMMODATION, this detached property is located in the heart of Beccles. Presented in IMMACULATE condition, the property has been EXTENDED to offer four bedrooms. Having undergone a recent RENOVATION PROGRAMME by the current owner, the property offers MODERN HOME COMFORTS, and a CENTRAL LOCATION. The accommodation is sizeable and versatile, with an entrance porch, SITTING ROOM with inset fireplace with potential for a wood burner (stp), a STUDY/OFFICE with direct access to the side garden, IMPRESSIVE KITCHEN/DINING ROOM with a range of FITTED APPLIANCES, and finished to a HIGH SPECIFICATION, GARDEN ROOM which overlooks the rear gardens. along with a cloakroom and further reception area. Upstairs, four DOUBLE BEDROOMS and a MODERN BATHROOM SUITE complete the property. Externally, a LAWNED and PRIVATE plot can be found, which bathes in natural light throughout the day.

#### LOCATION

Located in the Town Centre 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.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR34 9DQ), but to help you... Leaving the market town head left along Market Street, and at the first set of traffic lights turn left onto Small Gate. Heading towards Old Market (where the buses stop), bear right, and left onto Ravensmere - where the property can be found on the right hand side at the top of Pound Road as indicated by our For Sale board.

The property is approached via a shingle driveway providing off road parking, with gated access to either side of the property and to the rear garden.

uPVC double glazed entrance door to:

#### ENTRANCE PORCH

Wood effect flooring, uPVC double glazed windows to front x2, coved ceiling, door to:

#### SITTING ROOM

22' 7" x 12' (6.88m x 3.66m) Feature cast iron wood burner set within fireplace with tiled hearth, fitted carpet, radiator x2, uPVC double glazed window to front x2, coved ceiling, doors to:

#### STUDY

16' 1" x 5' 11" (4.9m x 1.8m) Wood effect flooring, double glazed windows to front and side, smooth ceiling part vaulted ceiling with velux window, double glazed door to garden.

#### INNER HALLWAY

Tiled flooring, open plan to snug, door to cloakroom, opening to:

#### KITCHEN/DINING ROOM

22' 10" x 8' (6.96m x 2.44m) Modern fitted range of wall and base level units with complementary square edged work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob with extractor fan, built-in eye level electric oven and microwave oven, tiled flooring, integrated fridge freezer, dishwasher and washing machine, built-in breakfast bar, radiator, space for a dining table, uPVC double glazed window to rear, smooth coved ceiling with recessed spotlighting, opening to:

#### GARDEN ROOM

15' x 6' 6" (4.57m x 1.98m) Tiled flooring, electric radiator, uPVC double glazed window and French doors to rear garden, smooth part vaulted ceiling with recessed spotlighting.

### CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled splash backs and flooring, built-in airing cupboard housing gas fired central heating boiler, smooth ceiling.

### SNUG

10' 4" x 5' 8" (3.15m x 1.73m) Fitted carpet, uPVC double glazed window to side, stairs to first floor landing with storage cupboard under.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, coved ceiling with loft access hatch, doors to:

### DOUBLE BEDROOM

16' 2" x 8' 1" (4.93m x 2.46m) Fitted carpet, radiator, uPVC double glazed window to rear, feature walk-in wardrobe, coved ceiling with recessed spotlighting.

### DOUBLE BEDROOM

12' x 9' 11" (3.66m x 3.02m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobe, built-in storage cupboard, feature fireplace, smooth ceiling with recessed spotlighting.

### DOUBLE BEDROOM

12' x 11' 1" (3.66m x 3.38m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard, coved ceiling with loft access hatch.

### DOUBLE BEDROOM

10' 5" x 8' 10" (3.18m x 2.69m) Fitted carpet, uPVC double glazed window to rear, coved ceiling.

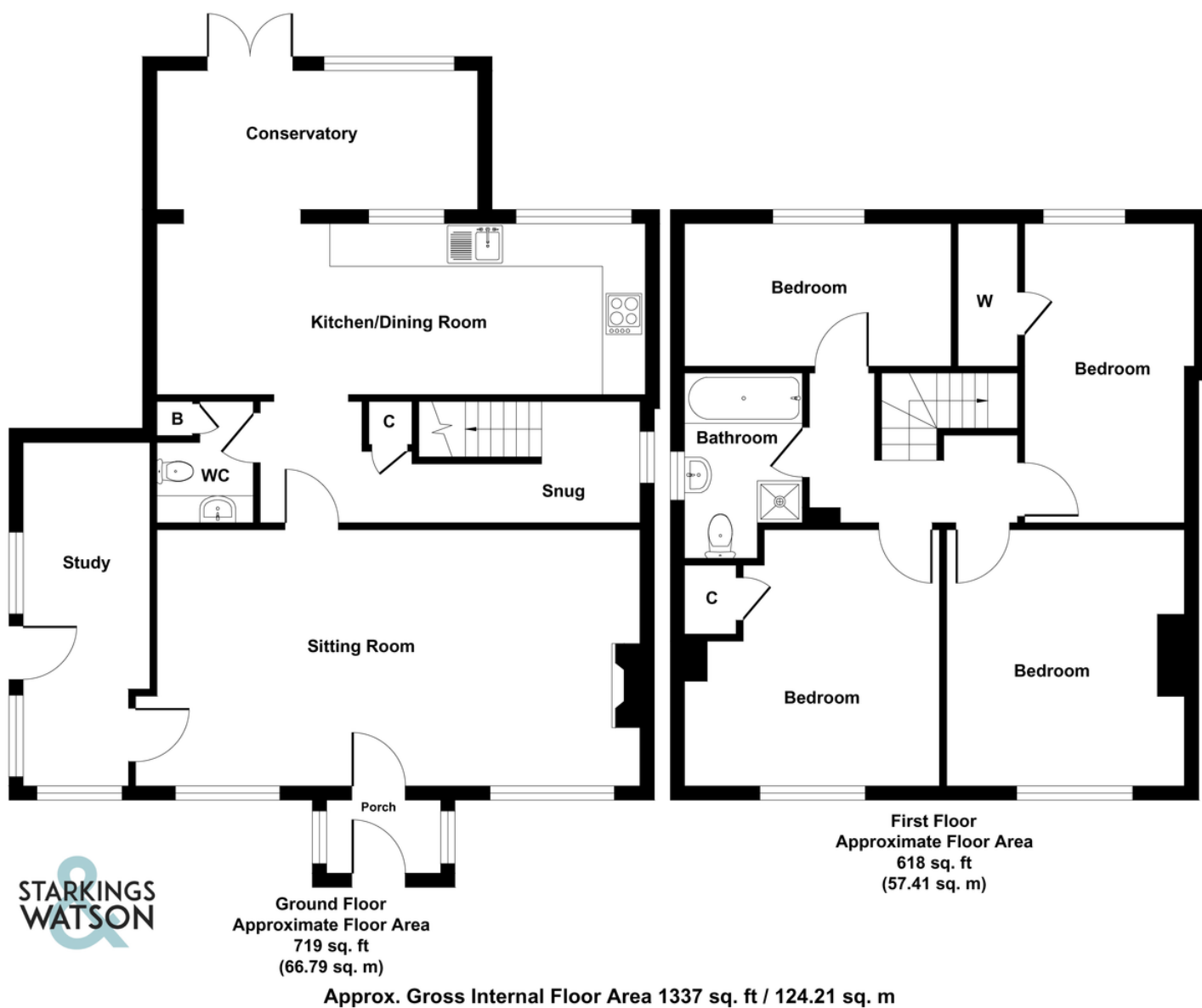
### FAMILY BATHROOM

Modern white four piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer tap, tiled splash backs, shower cubicle with thermostatically controlled rainfall shower, wood effect flooring, uPVC obscure double glazed window to side, smooth ceiling with recessed spotlighting.

### OUTSIDE REAR

Leaving via the conservatory door a large lawned garden can be found with various plants, flower and shrubs. There is an undercover seating area and a raised decked area, all fully enclosed via timber panelled fencing with hard standing for a shed and a pathway leading to the front of the property.





Agents Note: 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

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starkingsandwatson.co.uk

Crafton House | Rosebery Business Park | Mentmore Way | Poringland | Norwich | NR14 7XP

01603 336116 | sales@starkingsandwatson.co.uk | lettings@starkingsandwatson.co.uk



SWEA Ltd t/a Starkings & Watson, Company Registration Number 10386501  
Registered Office 45a Birchfield Lane, Mulbarton NR14 8AA  
VAT Registration Number 253 994 172