

**Aldreds**  
Estate Agents



6 Fir Close

Barnby, Beccles, NR34 7QE

Offers In The Region Of £225,000



## 6 Fir Close

Barnby, Beccles, NR34 7QE

Aldreds are delighted to offer this spacious 2 bedroomed Linked-Detached Bungalow situated in this very desirable Cul de sac location within the village of Barnby. Being within easy access of Beccles and Lowestoft town centres. This property is presented to an immaculate standard throughout with the benefits of gas central heating and Upvc double glazed windows. The deceptively spacious accommodation includes an entrance porch, large open plan lounge/diner, open plan kitchen/dining room, side hallway with internal door to the garage which leads into a Upvc conservatory/garden room. To the rear of the property there is an inner hallway, 2 double bedrooms and a shower room with double length shower cubicle. Bungalows in this outstanding village location which overlooks the central green rarely become available and an early viewing is strongly recommended.

### Entrance Porch

Upvc entrance door, large aspect Upvc window.

### Lounge/Diner

17'10" x 12'1" (5.45 x 3.69)

Fitted carpet, coved ceiling, fireplace with inset living flame gas fire, radiator, power points, T.V point, ample space for family size dining table and chairs.

### Kitchen/Breakfast Room

8'11" x 14'9" (2.74 x 4.52)

Fitted flooring, full range of fitted kitchen units with extended work surfaces, eye level double electric oven with four burner electric hob, enclosed extraction cooker hood, stainless steel sink with single drainer, recess and plumbing for washing machine, dishwasher, ample space for breakfast table and chairs, radiator, double aspect Upvc windows, power points.

### Side Hallway

Runs from side of the property and into the conservatory and has an integral door leading to the garage.

### Conservatory/Garden Room

9'9" x 9'5" (2.99 x 2.89)

Fitted carpet, poly carbonate roof, large aspect Upvc windows, radiator, power points.





### Inner Hallway

Fitted carpet, loft access leading to insulated loft space, full length storage cupboard.

### Bedroom 1

11'1" x 12'2" (3.38 x 3.71)

Fitted carpet, coved ceiling, range of wardrobes and drawers, Upvc window, radiator, power points.

### Bedroom 2

9'11" x 9'9" (3.03 x 2.99)

Fitted carpet, coved ceiling, power points, Upvc window, radiator, double wardrobe and drawer unit.

### Shower Room

Timber effect vinyl flooring, shower suite comprising of a double width fully tiled shower cubicle, vanity sink unit, low level W.C, half tiled walls, shaver socket, Upvc window, radiator with towel rail.



### Tenure And Services

Freehold

Council Tax Band - B

Mains Gas Electric Water And Drains

### Outside To The Front

Generous frontage with long driveway providing ample off road parking for a variety of vehicles leading to an integral garage with electric up and over door, power points and lighting, main garden is laid to ornamental stone.



### Outside To The Rear

There is a very private low maintenance garden which is laid to patio slabs and ornamental stones, flower and shrub borders, large timber and felt workshop with power points and lighting and all enclosed by high timber fencing.

## Floor Plan



## Area Map



## Viewing

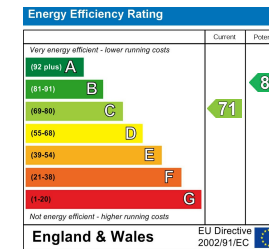
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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