

Aldreds
Estate Agents



Hamble House Mill Road, Burgh St. Peter, Beccles, NR34 0BA

Asking Price £450,000



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Hamble House Mill Road

Burgh St. Peter, Beccles, NR34 0BA

- Stunning Village Location
- Many Character Features
- Open Plan Kitchen/Dining Room Area
- Ground Floor W.C & First Floor Bathroom
- Outside Walls All Have Internal Insulation
- Within Easy Access Of Beccles, Norwich & Great Yarmouth
- Riverside Walks Nearby
- 2 Further Open Plan Reception Rooms
- Beautiful Front, Side & Rear Gardens Approx 1/5 Acre
- Early Viewing Strongly Recommended

Aldreds are delighted to offer this stunning 3 bedroomed period detached property situated in the very quiet village of Burgh St Peters. Being within easy access of Norwich, Beccles & Great Yarmouth. This superb period home offers versatile spacious accommodation including a central entrance hall with featured galleried staircase, ground floor W.C. To the right hand side of the property there is a lounge leading to a open plan family room and to the left hand side of the property there is a spacious dining room leading to an open plan kitchen. On the first floor there is a central galleried landing, 3 double bedrooms, family bathroom and separate W.C. The owners have improved the property to a good standard throughout with many original features including sealed unit double glazed sash windows. To the outside there is a spacious frontage providing ample off road parking with a further side and spacious rear garden. Plot size totalling approximately 1/5 of an acre. Properties in this desirable quiet village location seldom become available and an early viewing is strongly recommended to appreciate this outstanding period residence.



Wide Entrance Hall

Ceramic tiled flooring, galleried staircase off to the first floor, radiator, original entrance door, rear door leading out to the rear garden.

Cloakroom

Ceramic tiled flooring, cloakroom suite comprising of a low level W.C, wall mounted sink with tiled splash backs.

Lounge/Diner 23'5" x 11'11" (7.16 x 3.65)

Solid oak flooring, double aspect sealed unit double glazed sash windows including a walk in bay window, power points, T.V point, radiators, timber fireplace with tiled inset and hearth with open fire, 2 x full length storage cupboards.





Kitchen/Diner 23'5" x 11'10" (7.16 x 3.63)

Kitchen Area - Range of fitted kitchen units, extended work surfaces, tiled splash backs, power points, ceramic sink with single drainer, recess for all white goods including plumbing for washing machine and dishwasher, stainless steel extraction cooker hood, spotlighting.

Dining Area - Ceramic tiled flooring, radiator, walk in sealed unit double glazed sash bay window, cast iron open fireplace with tiled inset and hearth.

First Floor

Central galleried landing, sealed unit double glazed sash window, fitted carpet.

Bedroom 1 12'4" x 10'9" (3.78 x 3.30)

Eco laminate flooring, double aspect sealed unit double glazed sash windows, power points, T.V point, radiator, full length double width storage cupboard/wardrobe.

Bedroom 2 12'2" x 10'10" (3.72 x 3.31)

Eco laminate flooring, power points, radiator, sealed unit double glazed sash window, double fitted wardrobe/cupboard.



Bedroom 3 10'7" x 9'2" (3.25 x 2.81)

Fitted carpet, sealed unit double glazed sash window, radiator, power points, full length double fitted cupboard/wardrobe.

Separate W.C

Ceramic tiled flooring, low level W.C.

Family Bathroom

Ceramic tiled flooring, bathroom suite comprising of a shower set over a panel bath enclosed by glass screen, bidet, pedestal sink, half tiled walls, radiator with towel rail, full length airing cupboard housing the hot water cylinder.

Outside

Outside To The Front

There is a beautiful frontage which is laid to lawn with a range of fruit trees and mature shrub borders. There is also a wide private driveway providing ample off road parking for a variety of cars or leisure vehicles. The driveway leads to a further side garden with a range of timber outbuildings.

Outside To The Rear

There is a beautiful lawned garden with a vegetable and fruit planting area, a range of fruit trees, private patio seating area with a further side garden which is also laid to lawn with a full range of timber outbuildings with access leading to the front garden and driveway. This is all enclosed by high fencing and hedges. It has a very private rear and side access.

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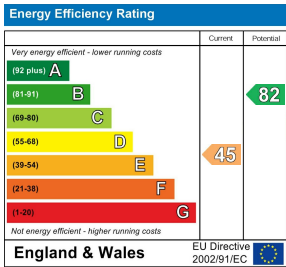
Floor Plans



Location Map



Energy Performance Graph



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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