



**Viewpoint Mews, Shipmeadow Beccles NR34 8EX**



**welcome to**

**Viewpoint Mews, Shipmeadow Beccles**

This charming Three Bedroom, Three Storey Character and Grade II listed property on Viewpoint Mews offers a fantastic opportunity to be rural - yet in between two popular market towns. Its elevated position allows you to enjoy beautiful and far reaching views over the Waveney Valley.



**William H Brown Bungay are delighted to present this fantastic opportunity to purchase this THREE bedroom, Grade II character property. Being presented across three storeys and situated within the Viewpoint Mews gated community development. Prior to development it was originally a house of industry in the 1700's. The location is ideal for those who desire a rural lifestyle - whilst having a great balance of being located between the Market Towns of Beccles and Bungay (within a ten minute drive either way). Being elevated means that there are some beautiful and vast views to witness over The Waveney Valley. The property offers charm throughout with contemporary living meeting more rustic features through a combination of beamed ceilings and open plan living - giving the property personality. Upon entering the property via the entrance hall; the first floor offers a fantastic open plan Lounge/Dining/Kitchen space which is ideal for entertaining guests. The lounge is made cosy with a Log Burner and the Kitchen is Modern yet giving a rustic feel with brick wallpaper feature wall. The first floor offers two bedrooms, with the master having its own handy en suite facilities. The family bathroom is situated on this floor in addition. The third floor offers a spacious bedroom with sloped ceilings. There is a private low maintenance garden accessible from the Open plan Lounge/Diner ideal for outdoor furniture with Rear gate access.**

## Accommodation

### Ground Floor

#### **Hall**

Solid Entrance door, Stairs leading to First floor landing, Under stair storage.

#### **Lounge/ Diner**

20' 1" x 10' 8" ( 6.12m x 3.25m )  
Two windows to Front aspect, Open plan to Kitchen area, Door leading out to Rear garden, Fireplace with Wood Burner, Exposed Beams and Timber, Power points, Carpet flooring.

#### **Kitchen**

9' 5" x 11' 8" ( 2.87m x 3.56m )  
Window to Rear aspect, Open plan with Lounge/Diner, Fitted Kitchen with Range of wall and base units and work surfaces, Sink and drainer unit, Radiator, Integrated oven, Hob with overhead extractor fan, Plumbing for washing machine, Space for Fridge Freezer, Power points, Wood effect flooring.

### First Floor

#### **Landing**

Window to Front aspect, Access to Bedrooms 1 and 3 and Family Bathroom, Airing cupboard, Stairs leading to Second floor.

#### **Bedroom 1**

12' 3" Max x 10' 11" Max ( 3.73m Max x 3.33m Max )  
Window to Rear aspect, Wooden beam, Double Bedroom, Access to En Suite, Power points, Radiator, Carpet Flooring.

#### **En Suite**

Obscured Window to Side aspect, Partially wood paneled walls, Toilet, Wash hand basin, Bath tub with hand held shower attachment, Radiator, Laminate wood effect flooring.

#### **Bedroom 3**

11' Max x 8' 4" Max ( 3.35m Max x 2.54m Max )  
Window to Front aspect, Currently utilised by current owner as Office space, Power points, Radiator, Carpet flooring.

#### **Bathroom**

Obscured window to Rear aspect, Partially tiled walls, Toilet, Wash hand basin, Bath with Shower screen and over head shower, Laminate wood effect flooring.

### Second Floor

#### **Bedroom 2**

19' 2" Max x 13' Max ( 5.84m Max x 3.96m Max )  
Window to Front, Rear and Side aspects, Sloped ceiling (Some restricted height), Fully plastered wall and ceiling, Two fitted light fittings, Exposed Beams and Timber, Power points, Carpet flooring.

### Outside

#### **Front Entrance**

The property overlooks the central square, with lawned gardens and a path leading directly to the Front Entrance door of the property.

#### **Rear Garden**

Access provided outside from the Lounge area to a low maintenance Rear garden, Mostly laid to shingle, Stepping slabs to Rear gate, Raised mature borders encloses the garden along with brick wall.

#### **Charges Associated:**

Please note there is a £25 per calendar month Maintenance charge for the property.



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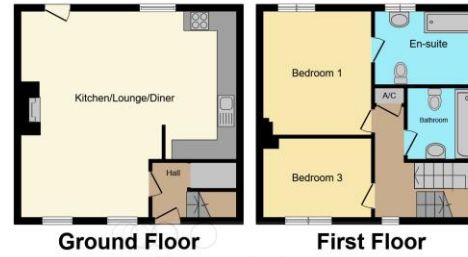
## Viewpoint Mews, Shipmeadow Beccles

- Three Bedrooms and Three Storey
- Grade II Listed Character Property
- Beautiful Views Over the Waveney Valley
- Lounge with Log Burner
- Open Plan Kitchen/Diner Space
- Great Rural Location Between Beccles and Bungay
- Viewings Highly Recommended
- \*\* Property Offered Chain Free \*\*

Tenure: Freehold EPC Rating: Exempt

offers over

**£260,000**



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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