



Saddleback Lodge Bulls Green Lane, Toft Monks Beccles NR34 0FR



welcome to

Saddleback Lodge Bulls Green Lane, Toft Monks Beccles

** Guide Price £525,000 - £550,000 ** William H Brown Bungay are excited to present this THREE bedroom DETACHED BUNGALOW on Bulls Green Lane, Toft Monks. The property offers plenty of reception space with separate Lounge and Diner, then a Conservatory. The Master Bedroom features its own En Suite.



**** Guide Price £525,000 - £550,000 ** A beautifully presented THREE Bedroom DETACHED BUNGALOW located in the picturesque village of Tofts Monks. Located on the Suffolk/Norfolk border and within just four miles of the Market Town of Beccles. This boasts a full Town Centre, Local market and an abundance of independent shops. You also have unique access to the stunning Suffolk Broads from the Town of Beccles; with an array of restaurants which have been given very high reviews. The Bungalow itself offers Entrance Hall, Dining Room, spacious Lounge area with a wood burning stove, plus a beautiful Bay window, Modern Kitchen and Utility, and a Conservatory. Not only is the property beautifully presented throughout - it has a modern bathroom and Master Bedroom en suite, and good proportioned other bedrooms. Outside there is a double garage with power, electric roller doors and loft space. The front garden is mainly laid to lawn, which overlooks communal pond, and electric, remote controlled access gated driveway. To the rear is lawned with decking area and pond which includes a waterfall feature. The bungalow also benefits from underfloor heating throughout - with individual controls in each room. With so much to offer we recommend viewing in person to fully appreciate all this fantastic property has to offer. Call us on 01986 894608 TODAY to schedule in your viewing!**

Accommodation

Ground Floor – Bungalow

Entrance Hall

Plastered and Coved ceiling, Overhead light fitting, Alarm in Cupboard, Access to All Rooms of the House other than Utility Room which is accessible via the Kitchen, and the Conservatory via the Dining Room, Laminate wood effect flooring.

Lounge

12' 6" x 21' 7" (3.81m x 6.58m)
Double glazed Bay window to Front aspect, Plastered and Coved ceiling, Overhead and wall fitted light fittings, Fireplace with Log Burner, Power points, Laminate wood effect flooring.

Dining Room

10' 1" x 14' 5" (3.07m x 4.39m)
French Doors leading to Sun Room, Plastered and Coved Ceiling, Overhead and wall fitted lighting, Access through to the Kitchen, Power points, Tiled flooring.

Kitchen

10' 11" x 18' 5" (3.33m x 5.61m)
Plastered and Coved Ceiling, Access to Utility Room, Fitted Kitchen Wall and Base units with Work surfaces, Under cupboard lighting, Portable matching Island, Glass splashback, Five Burner Gas Range Cooker, Wine Fridge, Integrated Fridge Freezer and Dishwasher, Power points, Tiled flooring.

Utility Room

10' 4" x 5' 8" (3.15m x 1.73m)
Double glazed window and door to Rear aspect, Plastered and Coved Ceiling, Wall and Base fitted units with Work Surfaces, Sink and drainer unit, Space for Washing machine, Power points, Tiled flooring.

Conservatory

9' 1" x 11' 3" (2.77m x 3.43m)
Triple aspect surround Double glazed windows, Overhead light fitting, Wall lighting, Radiator, Power points, Tiled flooring.

Bedroom 1

11' 5" x 13' 9" (3.48m x 4.19m)
Double glazed window to Front aspect, Plastered and Coved Ceiling, Overhead light fitting, Power points, Laminate wood effect flooring.

En Suite

Double glazed window to Side aspect, Plastered ceiling, Overhead light fitting, Toilet, Wash hand basin, Shower cubicle housing Methven Shower with Rainfall shower, Wall units and additional storage units, Mirror with touch free lights and Shaving points, Tiled Flooring.

Bedroom 2

9' 11" x 13' 9" (3.02m x 4.19m)
Double glazed window to Front aspect, Plastered and Coved Ceiling, Overhead light fitting, Fitted storage cupboard, Power points, Laminate wood effect flooring.

Bedroom 3

10' 4" x 9' 6" (3.15m x 2.90m)
Double glazed window to Side aspect, Plastered and Coved Ceiling, Overhead light fitting, Fitted Wardrobes, Power points, Laminate wood effect flooring.

Bathroom

Double glazed window to Side aspect, Plastered Ceiling, Overhead light fitting, Toilet, Wash hand basin, Storage units, Bath with overhead Nikles shower with Rainfall shower, LED Mirror cabinet with shaver points, Tiled flooring.

Outside

Front Garden

Paved front driveway suitable for multiple vehicles up to gated driveway, Lawned area and shrubbery.

Rear Garden

Large gated access to the Rear garden and garage via electric gates which are also remote controlled, Paved driveway leads to the Garage, Area of gravel, Laid to lawn, Pond, Decking area with waterfall feature.

Garage

18' 1" x 18' 1" (5.51m x 5.51m)
Double, Brick built garage with electric roller doors and boarded loft storage area.



view this property online williamhbrown.co.uk/Property/BGY106407



welcome to

Saddleback Lodge Bulls Green Lane, Toft Monks Beccles

- ** Guide Price £525,000 - £550,000 **
- Detached Three Bedroom Bungalow
- Quiet Village Location with South Facing Garden
- Modernly Decorated Throughout
- Two Reception Rooms and a Conservatory
- Driveway and Double Brick built Garage with Loft Storage Space
- Underfloor Heating Throughout With Individual Controls in Each Room
- Stylish Kitchen with Portable Island and Separate Utility Room



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.focusagent.com

Tenure: Freehold EPC Rating: D

guide price

£525,000 - £550,000

Special Features

- Underfloor heating is provided throughout via the oil boiler - with all rooms having their own individual thermostats.
- House alarm situated in a cupboard upon entry.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BGY106407



Property Ref:
BGY106407 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01986 894608



Bungay@williamhbrown.co.uk



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



williamhbrown.co.uk