



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



**welcome to**

**Saddleback Lodge Bulls Green Lane, Toft Monks Beccles**

\*\* Guide Price £500,000 - £550,000 \*\* William H Brown Bungay are excited to present this THREE bedroom DETACHED BUNGALOW situated in the idyllic village of Toft Monks. This Sociable property boasts many reception rooms and the primary benefits from its own ensuite. Outside there is a double garage.



**\*\* Guide Price £500,000 - £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.



***view this property online*** [williamhbrown.co.uk/Property/BGY106407](http://williamhbrown.co.uk/Property/BGY106407)



#### **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.

#### **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.

welcome to

## Saddleback Lodge Bulls Green Lane, Toft Monks Beccles

- \*\* Guide Price £500,000 - £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

Tenure: Freehold EPC Rating: D

guide price

**£500,000 – 550,0000**



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BGY106407](https://www.williamhbrown.co.uk/Property/BGY106407)



Property Ref:  
BGY106407 - 0006

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**