37 FAIR CLOSE

H USE





Grandly proportioned five bedroom family home with plentiful parking tucked away in the centre of town.

Built in 1874 to accommodate the need for a hospital in the local area, this incredible building was decommissioned in 1924. At that point the building was converted into 3 separate properties a middle residence no 37 and an East and West residence giving people the opportunity to live within a building of immense architectural importance to the town.

Entering from the front into a superb entrance hall with original tiled floor and impressive staircase rising to the first floor. There are two reception rooms overlooking the front aspect, both have high ceilings and retain original features. Moving towards the rear of the property a ground floor bathroom is located off the hallway with the kitchen/dinina room being located at the rear, overlooking the rear garden. A covered garden room links the kitchen with the rear garden and provides a number of opportunities for its use.

Moving up to the first floor where a superb landing greets you, again having high ceilings and a central lantern roof light flooding the space with natural light. There are five

bedrooms accessed off the landing and a family bathroom.

Outside, there is a generously sized parking area to the front of the property with an additional driveway beside the neighbouring residence which leads to a single garage. The rear garden is also generously proportioned for a town centre location and provides a blank canvas for any budding gardeners.

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - D





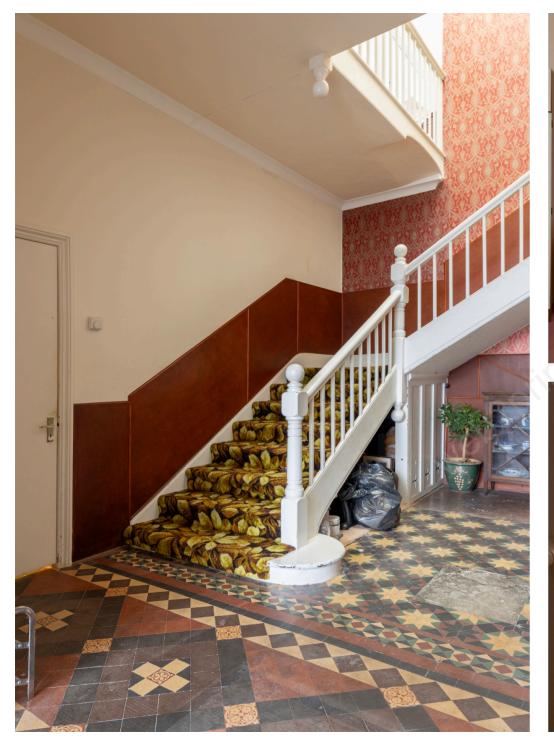








ORIGINAL FEATURES THROUGHOUT









FLOOR PLAN



TOTAL FLOOR AREA : 2552 sq.ft. (237.1 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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