



4 WIGGS ACRE
BARNBY, BECCLES, NR34 7QU



This four-bedroom detached home is located in the sought-after village of Barnby, offering excellent potential for those looking to put their own stamp on a property.

While the home would benefit from some updating, it offers a spacious and flexible layout, making it an ideal opportunity for modernisation.

Upon entering, you are greeted by a welcoming entrance hall with stairs leading to the first floor. To the front of the property, there is a versatile study, perfect for home working, with views overlooking the front aspect. A convenient WC is also located on this floor. The kitchen/dining room is generously sized, providing ample space for family meals and entertaining. A door leads to a separate utility room, which adds to the practicality of the space. The sitting room is positioned at the rear of the property and enjoys access to a conservatory, offering a peaceful space to relax while overlooking the rear garden.

On the first floor, the landing leads to four well-proportioned bedrooms, with the master bedroom benefiting from ensuite facilities. A family bathroom serves the other three bedrooms.

Externally, the property is set in a well-regarded cul-de-sac and boasts a gated driveway that leads

to both a garage and a carport, offering ample parking space. The rear garden is laid to lawn and interspersed with mature shrubs and plants, providing a lovely outdoor space to enjoy. The front garden is well-stocked with a variety of plants, adding to the property's curb appeal.

This home offers fantastic potential for those looking to modernise and update to suit their own tastes and requirements, while being situated in a desirable village location with good amenities and local transport links.

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 - E





SOUGHT AFTER
LOCATION

FLOOR PLAN

GROUND FLOOR
1175 sq.ft. (109.2 sq.m.) approx.

1ST FLOOR
709 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1884 sq.ft. (175.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

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

Durrants, 10 New Market, Beccles,
Suffolk, NR34 9HA

Tel : 01502 712122
Email : beccles@durrants.com

