



INGATE LODGE, GROVE ROAD

BECCLES, NR34 9QY



This individual townhouse, of 2940 square feet, with a total of 6 bedrooms, is close to Beccles town centre and offers flexible & versatile accommodation.

The accommodation additionally comprises: Entrance hall, 4 Spacious reception rooms, 3 Kitchens, 2 Bathrooms, 4 Ensuites and an internal annex.

There are also outbuildings of 1573 square feet. This area includes an air BnB opportunity, with a timber framed bungalow comprising: Ensuite Bedroom, Lounge/diner and Kitchen/breakfast room. Also, there is an open cart lodge for 2 cars, a workshop and an impressive bar/pub room which could be used as a family room.

PLEASE NOTE:

The owners have recently had new carpets fitted in some of the rooms.

Access to the rear is via a shared private road.

DIRECTIONS

Heading out of Beccles via Blyburgate. Before the traffic lights, take the left hand turn into Grove Road. Follow the road around to the left as it goes into Gosford Road. The property will be seen immediately on the left hand side.

LOCATION

Beccles is a busy market town with a wide variety of shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

SERVICES

Gas central heating, Mains water and drainage and electricity. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

VIEWING

Viewing is strictly by arrangement with the vendors agents Durrants, please call 01502 712122.



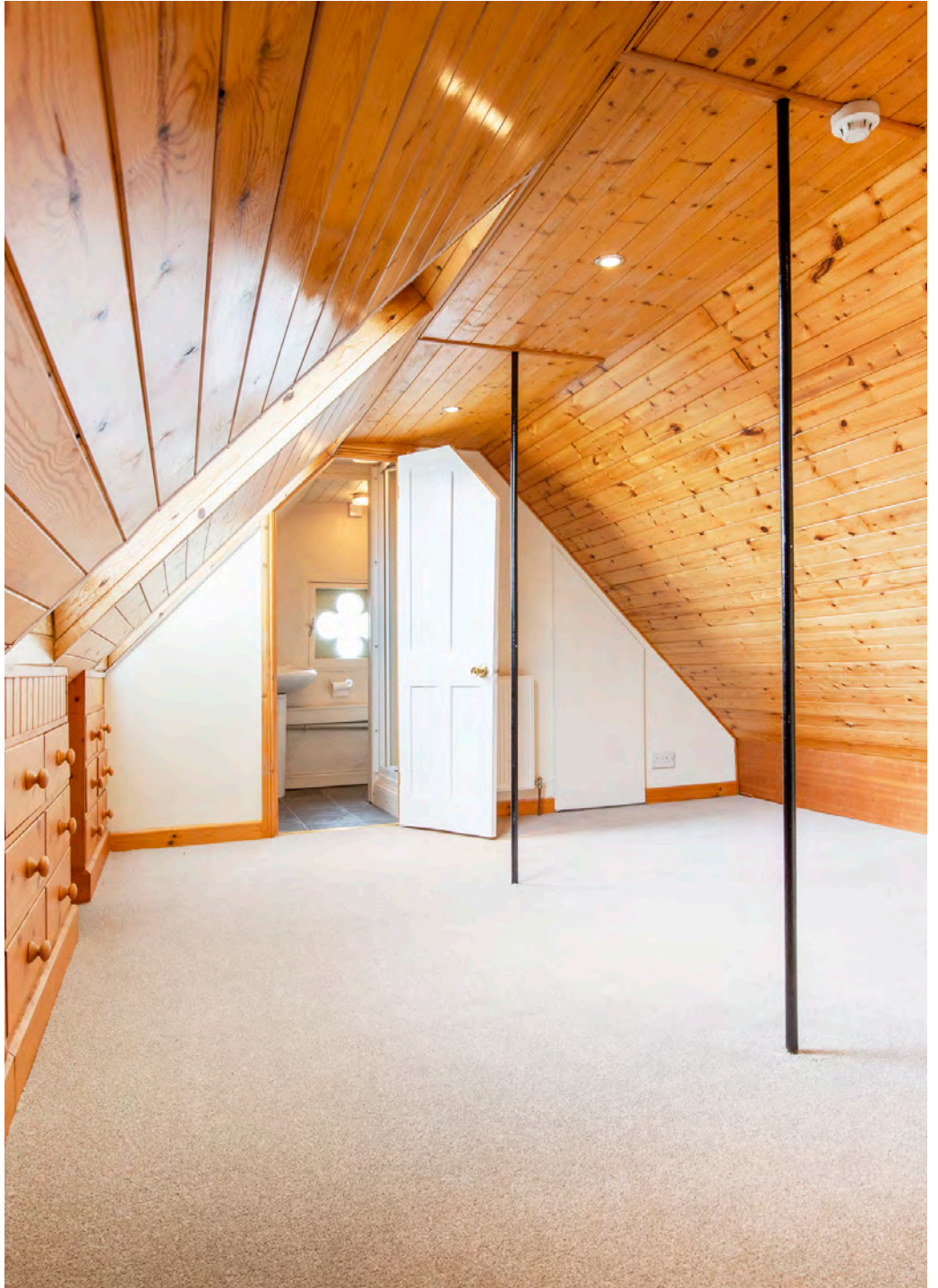




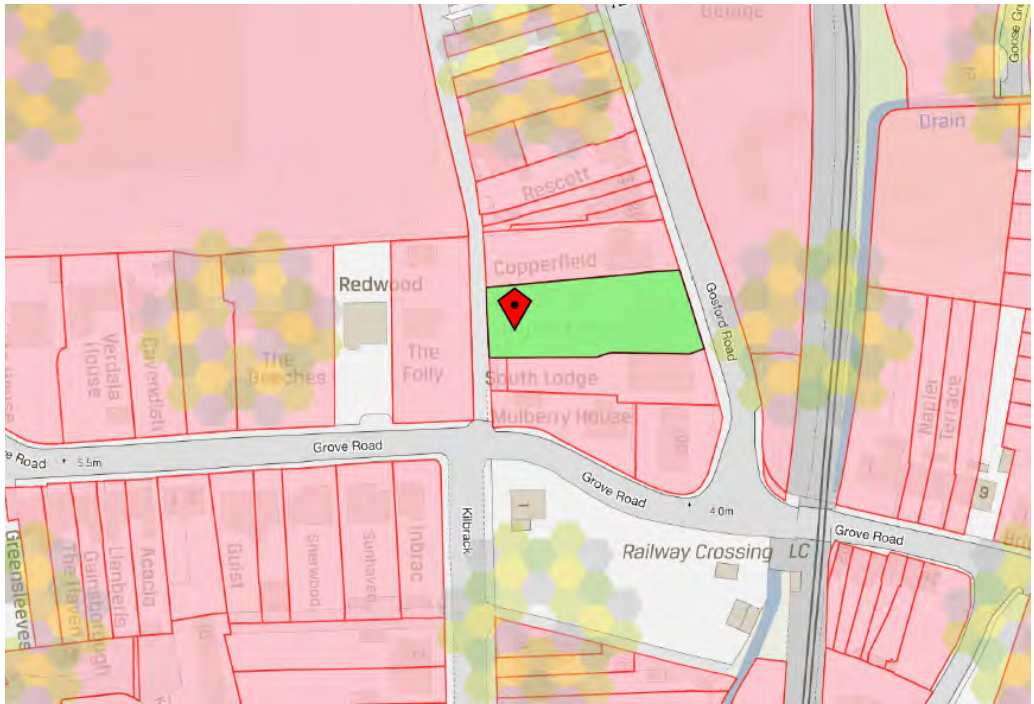
FLEXIBLE AND
VERSATILE
ACCOMMODATION











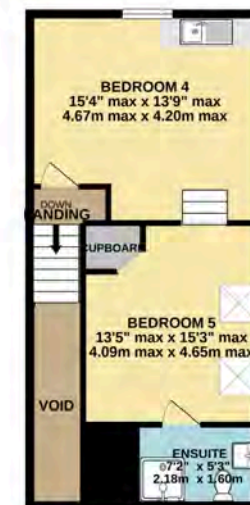
GROUND FLOOR
1454 sq.ft. (135.1 sq.m.) approx.



1ST FLOOR
1012 sq.ft. (94.1 sq.m.) approx.



2ND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 2940 sq.ft. (273.2 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.

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GROUND FLOOR
1573 sq.ft. (146.1 sq.m.) approx.



TOTAL FLOOR AREA, 1573 sq.ft. (146.1 sq.m.) approx.

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