

*On the instructions of the Diocese of St Edmundsbury & Ipswich*

*A spacious five bedroom house that now warrants some updating and modernisation, in a popular residential area to the south of the delightful riverside town of Beccles.*

Guide Price

£650,000 Freehold

Ref: P7289/J

44 Ringsfield Road

Beccles

Suffolk

NR34 9PF



Entrance porch, entrance hall, inner hall, sitting room, dining room, kitchen, conservatory, playroom, study and cloakroom.

Five bedrooms, bathroom and shower room.

Large shingled driveway with ample space for five or six vehicles.

Large south-westerly facing rear garden.

In all, nearly one third of an acre.

Contact Us



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## Location

The property will be found along Ringsfield Road, an established and popular residential area, opposite the Sir John Leman High School and adjoining the school's playingfields to the side and rear. The delightful riverside town of Beccles offers an excellent variety of local facilities including cafes, public houses, restaurants, independent boutiques and large chain supermarkets as well as the Lido, an open air swimming pool, a local theatre and other cultural and leisure amenities taking full advantage of its location on the River Waveney, on the edge of the Norfolk Broads National Park. It also benefits from several schools covering all age groups from Primary to High School age. There are good transport links including rail services with hourly connections to Lowestoft and Ipswich, from where trains to London's Liverpool Street take just over the hour. The Suffolk Heritage Coast lies 9 miles to the east, and the historic cathedral city of Norwich with its airport is some 18 miles to the north-west. The popular seaside town of Southwold lies 13 miles to the south east.

## Description

44 Ringsfield Road is believed to date from the 1930s but has been extended over the years. It now comprises a spacious five bedroom detached house in a popular residential area to the south of Beccles town centre. The flexible accommodation extends to over 2,400 square feet (226 sqm) in all and comprises an entrance porch, entrance hall, inner hall, sitting room, playroom, dining room linking to a conservatory and also to the kitchen, a study and cloakroom on the ground floor. On the first floor there is a large landing area from where doors lead off to four double bedrooms, a single bedroom, a bathroom and a separate shower room.

Outside there is a shingled driveway to the front of the property that is sufficiently large enough for the parking of five to six vehicles, together with a large garden to the rear, that facing in a south-westerly direction enjoys the sun throughout the day. In all, the plot extends to approximately 0.3 acres (0.12 ha).

The property has been well maintained by the current vendors over the years, but likewise provides an exciting opportunity for an incoming purchaser to renovate, refurbish and remodel the property, subject to the necessary consents, to create an impressive family home.

Prospective purchasers should note that the property will be sold with a covenant restricting the use of the site to one dwelling. For the avoidance of doubt, the covenant will not impact on the building of an annexe, outbuildings or extension of the house.





## The Accommodation

### The House

#### Ground Floor

A part glazed wooden front door opens into the

##### *Entrance Lobby*

Almost fully glazed and providing good views of the driveway and garden. Pamment tile flooring, wall light point, downlighters and part glazed door opening into the

##### *Entrance Hall* 10'2 x 6'6 (3.1m x 1.98m)

With wood effect flooring, radiator and doors off to

##### *Cloakroom*

With WC, mounted wash basin with tiled splashback, wood effect flooring, radiator and extractor fan.

##### *Inner Hall*

With staircase rising to First Floor enclosed within wooden panelling, wood effect flooring, radiator, telephone point and doors off to



##### *Play Room* 15' x 12' (4.57m x 3.66m)

With windows on the front elevation overlooking the driveway and Ringsfield Road. The focal point is the brick and tile fireplace with tiled hearth. Radiator and TV point. French doors opening into the Sitting Room.



*Sitting Room* 16'9 x 10'10 (4.88m x 3.3m)

With glazed French doors set within a bay style window that provide plenty of light and direct access to the rear garden. Wall mounted coal effect gas fire, TV point and radiator.



A further door from the Inner Hall opens to the

*Dining Room* 10'11 x 9'5 (3.33m x 2.87m)

With interconnecting door to the Kitchen, radiator and glazed French doors opening into the Conservatory.



*Conservatory* 15'4 x 9'11 (4.67m x 3.02m)

A delightful addition to the house, and providing good views of the rear garden. Of UPVC construction with a pitched glazed roof set on a raised brick plinth. Wood effect flooring, radiators and doors providing access to the garden.



Returning to the Entrance Hall, a glazed door opens into the

*Study* 15' x 12' (4.57m x 3.66m)

With windows on the front elevation overlooking the driveway and garden. Wood effect flooring, range of fitted shelving, telephone point and radiator. Connecting door through to the Kitchen.





***Kitchen*** 15'6 x 10'11 (4.72m x 3.33m)

Also accessed from the Dining Room and with window providing views of the rear garden, together with obscure glazed door providing access to the side walkway. Fitted with a range of cupboard and drawer units with granite effect worksurface over incorporating a stainless steel sink with drainer. Recess for electric cooker. Recess and plumbing for washing machine/dishwasher. Space for undercounter fridge. Tiled flooring, door to **Utility Cupboard** and door to **Boiler Cupboard**.



Stairs from the Inner Hall rise to the

**First Floor**

***Landing***

With windows providing views of the front driveway, Ringsfield Road and Sir John Leman High School. Radiator, access to roof space, **cupboard** containing fuse board, door to **Box Room** and doors off to



*Bedroom One* 14' x 12' (4.27m x 3.66m)

A large twin aspect double bedroom with views of the school and playingfields. Radiator.



*Bedroom Two* 16'2 x 11'2 (4.93m x 3.4m)

Another good size double bedroom with windows overlooking the rear garden and playingfields beyond. Radiator.



*Bedroom Three* 11'2 x 11'2 (3.4m x 3.4m)

Another double bedroom with window providing views to the rear. Built-in wardrobe cupboard and radiator.

*Bathroom*

With suite comprising panelled bath in tiled surround with separate mixer shower over, pedestal wash basin with tiled splashback and WC. Strip light with shaver socket, heated towel rail and extractor fan. **Airing Cupboard** housing the hot water tank.

### Shower Room

With fully tiled shower enclosure, WC, pedestal wash basin with tiled splashback, strip light with shaver socket, extractor fan and heated towel rail.

### Bedroom Four 12' x 12' (3.66m x 3.66m)

Another good sized double bedroom enjoying views to the front of the property. Radiator.

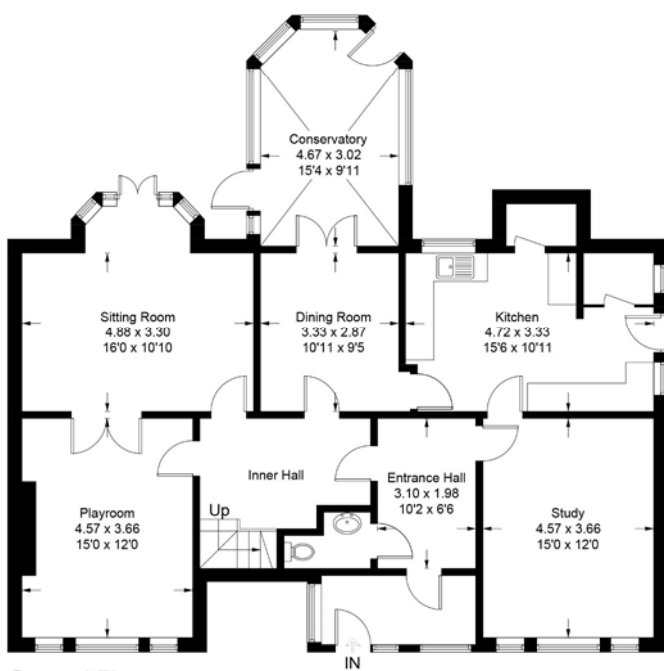


### Bedroom Five 11'2 x 8'8 (3.4m x 2.64m)

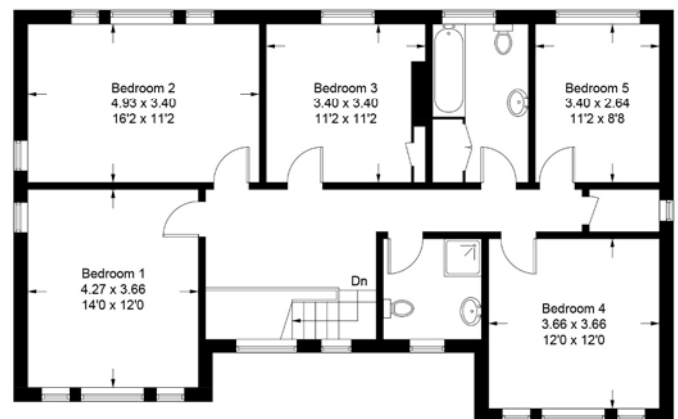
A single bedroom with window providing views to the rear. Radiator.

## 44 Ringsfield Road, Beccles

Approximate Gross Internal Area = 225.9 sq m / 2431 sq ft



Ground Floor



First Floor



## Outside

The property is set along Ringsfield Road and approached via a pair of side hung five bar gates that open onto a generous shingled driveway that is sufficiently large enough for five to six vehicles. The driveway is fully enclosed within panel fencing, and there is a small area laid to grass at the southern end. Personnel gates at either side of the property provide access to the rear.

The rear garden is of a good size and facing in a south-westerly direction enjoys the sun during the second half of the day and into the evening. This comprises a large patio area, that almost surrounds the rear of the property, and which can be accessed from the Sitting Room and Conservatory.

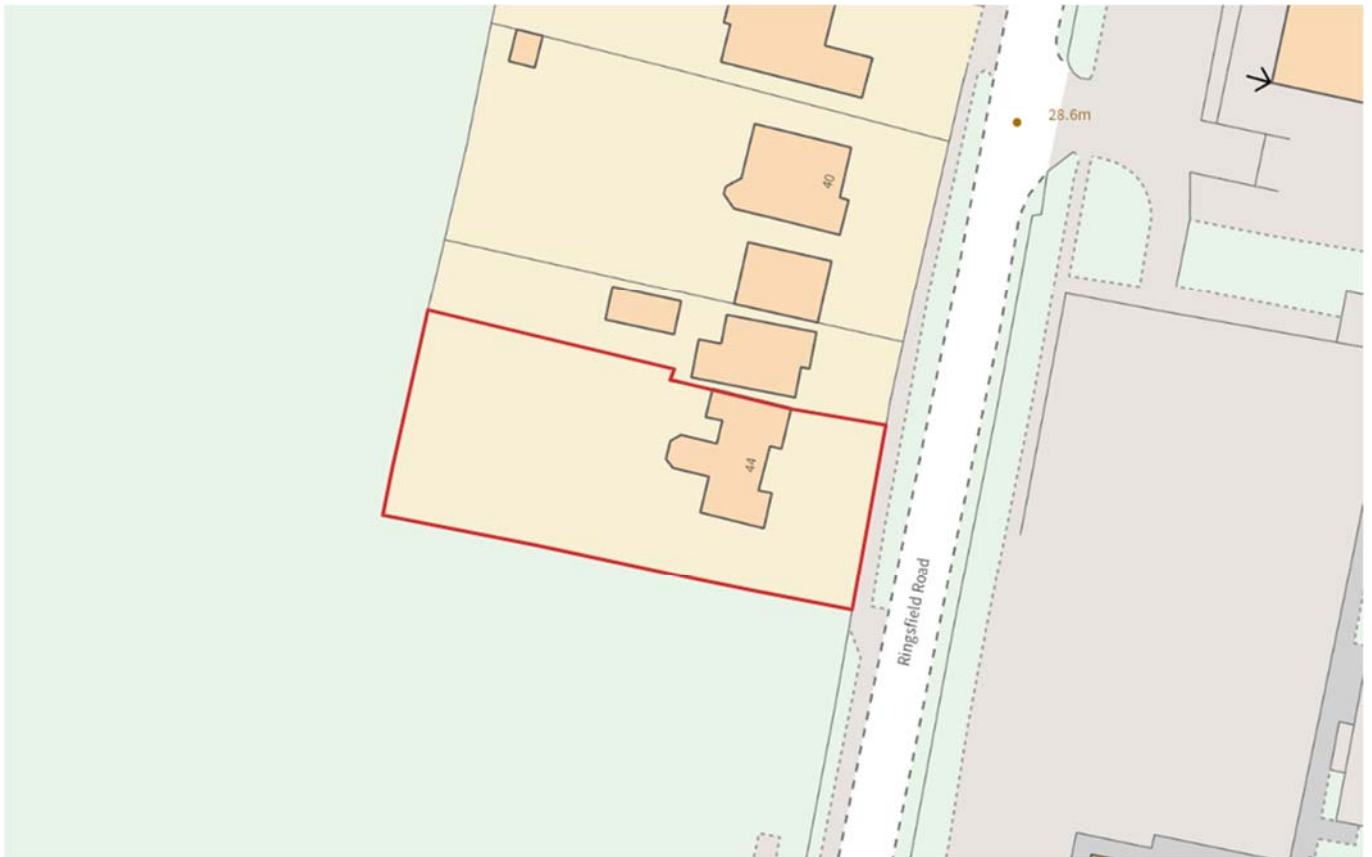
Beyond the patio is the garden, and this is predominantly laid to grass for ease of maintenance, but with a number of borders containing a variety of established flowers, shrubs and trees including willow, cherry, silver birch and horse chestnut. There is also a paved pathway that leads to the rear where there is another patio and circular terrace area, partly enclosed within a mature leylandii hedge. Beyond this is an additional area of garden and composting area. The rear garden also includes a summerhouse and two timber frame storage sheds. The garden is almost entirely enclosed within close boarded fencing and backs onto playingfields serving the nearby high school.







Site Plan - Indicative Only







*Viewing* Strictly by appointment with the agent.

*Services* Mains water, electricity, gas and drainage connected. Gas fired boiler serving the central heating and hot water systems.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC Rating* D (64) (Full report available from the agent).

*Council Tax* Band F; £3,037.13 payable per annum 2024/2025.

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. Prospective purchasers should note that the property will be sold with a covenant restricting the use of the site to one dwelling. For the avoidance of doubt, the covenant will not impact on the building of an annexe, outbuildings or extension of the house.

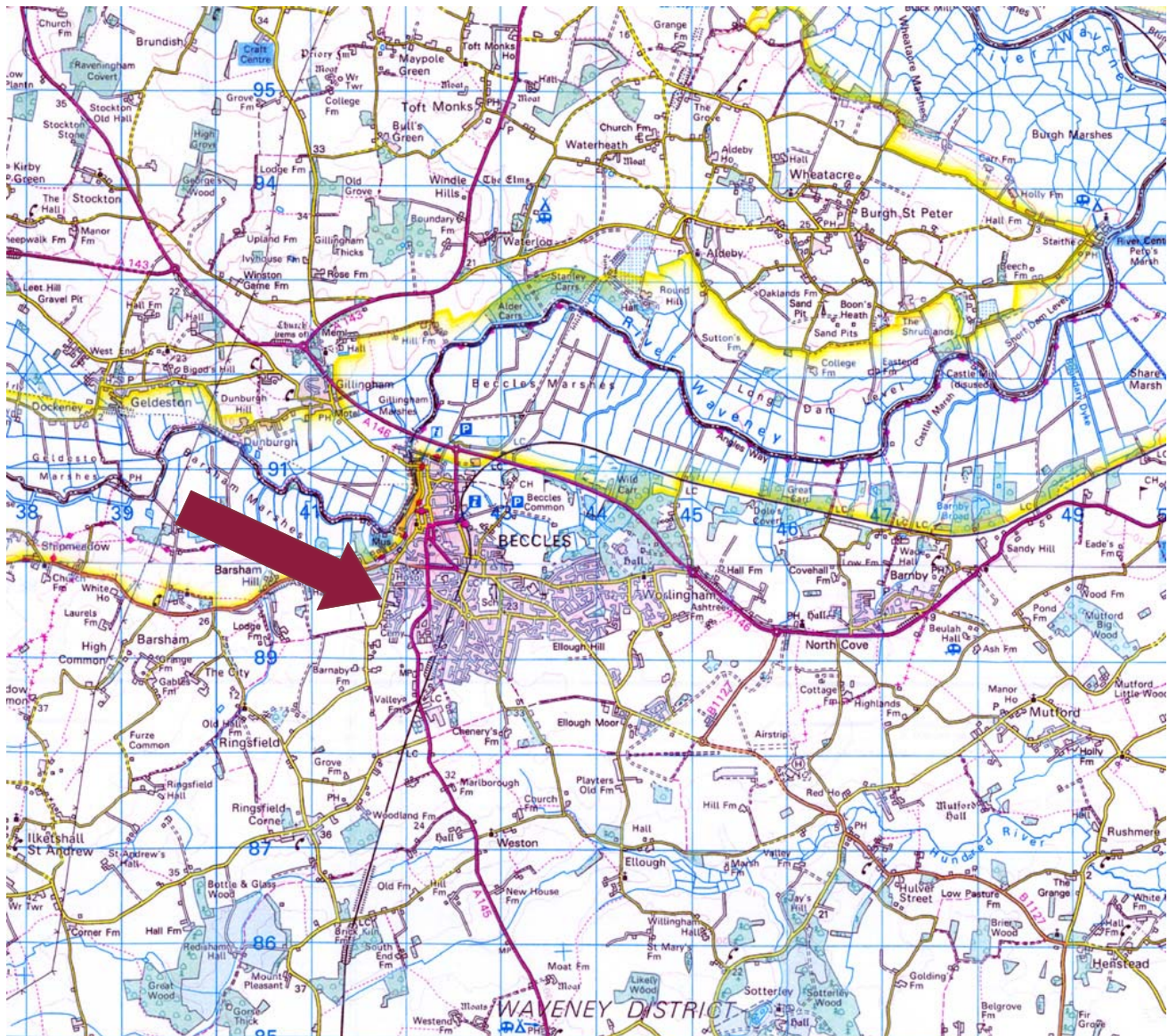
**March 2024**



## Directions

Approaching Beccles from the south on the A145 take the second turning left onto Ashman's Road. Continue along this road and at the junction with Ringsfield Road turn left. Continue along Ringsfield Road and the property is the last house on the right hand side before the playingfields.

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