



Beccles Road, South Oulton Broad

£190,000

- NO CHAIN
- 2 RECEPTIONS
- UNEXPECTED GARDEN
- EXTENDED
- KITCHEN / BREAKFAST ROOM
- PARKING FOR 3 VEHICLES
- 4 BEDROOMS
- BATHROOM
- VIEWING ESSENTIAL

EXTENDED & UNEXPECTED... Deceptively SPACIOUS, this 3 / 4 bed home COULD BE THE ONE... BOASTING 2 receptions, EXTENDED kitchen; NOT forgetting OFF ROAD parking for 3 vehicles & a WONDERFUL landscaped rear garden that has something for EVERYONE...

IDEALLY located in South Oulton Broad on the A146 making the commute to nearby towns, local suburbs and all amenities, easily accessible; NOT forgetting the Norfolk Broads & Suffolk Countryside on your doorstep...

PORCH

Great addition to the home provides space to leave your outdoor wear; laminate flooring, double glazed window and door to...

LOUNGE 3.48m x 3.39m (11'5" x 11'1")

At the front of the home; laminate flooring, uPVC double glazed window, TV, power points and gas fire with surround.

INNER LOBBY

Stairs to the first floor and door into...

DINING ROOM 4.07m x 3.46m max (13'4" x 11'4" max)

2nd reception lends itself to be the dining room; laminate flooring, wall lighting, power points and gas fire with surround; bi-fold door to...

KITCHEN 3.60m x 3.14m (11'9" x 10'3")

Spacious extended kitchen provides wall and base units with worktop, inset sink / drainer, extractor fan and space / plumbing for your appliances. Tiled flooring, uPVC double glazed window, velux window and power points; uPVC double glazed stable door out to the courtyard garden and internally to...

BATHROOM

White suite comprises a pedestal basin, WC and bath. Tiled flooring, opaque uPVC double glazed window and water heater in situ.

FIRST FLOOR - LANDING

Stairs up to the first floor and doors to bedrooms, further stairs to the second floor bedroom.

BEDROOM 1 3.47m x 3.41m (11'4" x 11'2")

Double bedroom at the front of the home; fitted carpet, uPVC double glazed window, radiator, power points and over stairs cupboard.

BEDROOM 2 3.46m x 3.13m (11'4" x 10'3")

Another double bedroom; part laminate and carpeted flooring, uPVC double glazed window, radiator and power points.

BEDROOM 3 3.52m x 1.81m (11'6" x 5'11")

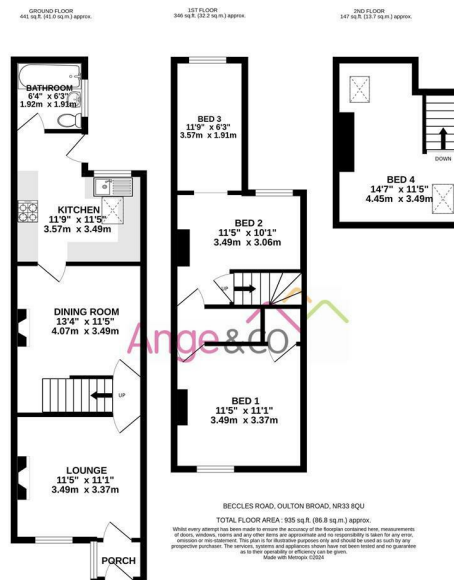
Good size 3rd bedroom needs decoration; laminate flooring, uPVC double glazed window, radiator, power points and built-in cupboard houses the gas central heating / domestic hot water boiler.

2ND FLOOR - BEDROOM 4 4.49m x 3.05m (14'8" x 10'0")

Fully converted, insulated and 'signed off' loft conversion provides a multitude of purposes; fitted carpet, 2 Velux windows, radiator and power points.

OUTSIDE

Subject to planning permission for a dropped kerb the front garden offers potential for off road parking whilst the rear garden has hard-standing and space for 3 vehicles. Bisected rear garden with enclosed courtyard by the back door; lighting, power points and wrought iron gate opens to off road parking and the unexpected landscaped rear garden that has something for everyone... Substantial TIMBER WORKSHOP / SUMMER HOUSE 4.60m x 2.20m (15'1" x 7'2") with 2 pairs of doors, lighting and power points. Large decking area perfect for alfresco dining with abundant plants, flowers, shrubs and trees that leads you to the bottom of the garden, over the pond amongst the various sitting areas, a play house, timber shed and your very own veggie plot.



FREEHOLD TENURE

EAST SUFFOLK - TAX BAND A

EPC RATING - G