



St. Benets Drive, Beccles NR34 9UU

GUIDE PRICE £250,000 - £260,000

- POPULAR LOCATION
- 2 RECEPTIONS
- uPVC DG & GCH
- SEMI-DETACHED
- CONSERVATORY
- LAID TO LAWN GARDENS
- ENTRANCE LOBBY WITH CLOAKROOM/WC
- 3 BEDROOMS
- DRIVEWAY & GARAGE

GUIDE PRICE £250,000 - £260,000 OPPORTUNITY to own this SPACIOUS 3 bed HOME; ideally located close to amenities & a short distance to the town centre of Beccles. VIEWING RECOMMENDED...

ENTRANCE LOBBY

Leave your outdoor wear and come inside; fitted carpet, radiator and stairs up to the first floor. Doors to the lounge and into...

CLOAKROOM / WC

Wash basin and WC; vinyl flooring and opaque uPVC double glazed window.

LOUNGE

4.16m x 3.81m (13'7" x 12'5")

Overlooking the front of the home; fitted carpet, uPVC double glazed window, radiator, TV / power points and gas fire with surround. Door to the kitchen and opening into...

DINING ROOM

3.79m x 2.73m (12'5" x 8'11")

Space for all to sit at the table; fitted carpet, radiator, power points and double glazed sliding doors out to the rear garden.

KITCHEN

3.44m x 2.60m (11'3" x 8'6")

Wall and base units with worktop, inset sink / drainer, water softener, extractor fan and space / plumbing for your chosen appliances. Tiled flooring, uPVC double glazed window, radiator, power points and the gas central heating / domestic hot water boiler in situ. Under stairs cupboard gives storage and door to...

CONSERVATORY

4.43m x 2.56m (14'6" x 8'4")

Providing a versatile reception to the home; part brick with uPVC double glazed windows and polycarbonate roof. Tiled flooring, radiator, power points and space / plumbing for your chosen appliance. Internal door into the garage and double doors out to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs; doors to all bedrooms, bathroom and the airing cupboard that houses the hot water cylinder / immersion. uPVC double glazed window, radiator and loft access with light and partially boarded.

BEDROOM 1

3.92m x 3.54m narrowing to 2.88m (12'10" x 11'7" narrowing to 9'5")

Double bedroom with front aspect; fitted carpet, uPVC double glazed window, radiator and power points.

BEDROOM 2

3.51m x 2.97m (11'6" x 9'8")

Overlooking the rear garden this double bedroom has fitted carpet, uPVC double glazed window, radiator and TV / power points.

BEDROOM 3

2.59m x 2.39m (8'5" x 7'10")

Fitted carpet, uPVC double glazed window, radiator and power points.

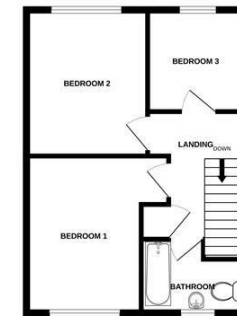
BATHROOM

Suite comprises pedestal sink, WC and bath with shower over. Vinyl flooring, opaque uPVC double glazed window and radiator.

OUTSIDE

5.03m x 2.87m (16'6" x 9'5")

Laid to lawn gardens with off road parking for 2 vehicles to the front and flower bed borders and patio to the rear; outside lighting, water tap and side pedestrian access. GARAGE 5.05m x 2.88m (16'6" x 9'5") with up and over vehicular door, light, power points and personnel door.



ST BENETS DRIVE BECCLES NR34 9UU
TOTAL FLOOR AREA: 1140 sq.ft. (105.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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FREEHOLD TENURE

EAST SUFFOLK - TAX BAND C

ENERGY PERFORMANCE RATING - C