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Guide Price: £495,000
Wiggs Acre, Barnby



An executive style detached house built by Sabberton builders and located in this sought after Village location. This family home has spacious living accommodation including a separate sitting room, study which could also be used as a dining room, kitchen/diner and four double first floor bedrooms with ensuite shower room to the master. The property benefits from sealed unit double glazing, gas central heating and is being offered with no onward chain.

Property Features:

- Detached Four Double Bedrooms
- Executive 1990's Sabberton Build
- Ensuite To Master Bedroom
- Family Bathroom
- Kitchen/Breakfast Room
- Sitting Room
- uPVC Double Glazing / Newly Fitted Gas Boiler
- Ample Off-Road Parking
- Single Garage
- Single Car Port
- Rear Garden



The Property:

As you enter through the front door you are greeted by a spacious entrance hall with a staircase rising to the first floor, with storage cupboard under and a separate cloakroom with low level W.C and hand wash basin. To the left is a study which could also be used as a dining room or a ground floor bedroom. The spacious kitchen/diner has a worktop with inset sink and drainer, integrated dishwasher and cupboards beneath, adjoining worktop with inset five ring gas hob and extractor and light above. Further cupboards have drawers under, a tall cupboard houses integrated double oven and AEG microwave, a sealed unit double glazed window overlooks the front aspect. In the dining area there is ample space for a family dining table, sealed unit double glazed French style doors to the garden. A utility room leads off the kitchen and has a worktop with inset sink and drainer and a wall mounted gas fired boiler for central heating and domestic hot water, storage cupboard with floor mounted water softening unit, and a door to the garden. A sitting room can be found to the back of the property and benefits from a feature fireplace (with flue) with sandstone surround and mantle, sealed unit double glazed window and French style doors lead into a conservatory with sealed unit double glazed windows, matching door to garden and fully tiled floor.







Property Cont'd/

A staircase rises to the first floor landing and provides access into all four double bedrooms, all of which have sealed unit double glazed windows and fitted wardrobes. The main bedroom has the benefit of an ensuite shower room comprising low level W.C, vanity washbasin with cupboard beneath, fully enclosed shower cubicle with fully tiled walls and a sealed unit double glazed window. The family bathroom comprises panel bath, low level W.C, vanity wash basin, opaque sealed unit double glazed window and fully tiled walls.

External

Outside, the property is approached by a double width brick weave driveway, a lawned front garden with shrubs and path to the front entrance. The driveway continues to a single garage and attached car port with the garage having an electric door and power and lighting connected. The rear garden is mainly laid to lawn with borders having mature shrubs and plants and paved patio.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: E

Services: Gas fuelled for hot water and central heating, mains drainage, electricity and water connected.

Viewings: By Appointment Only

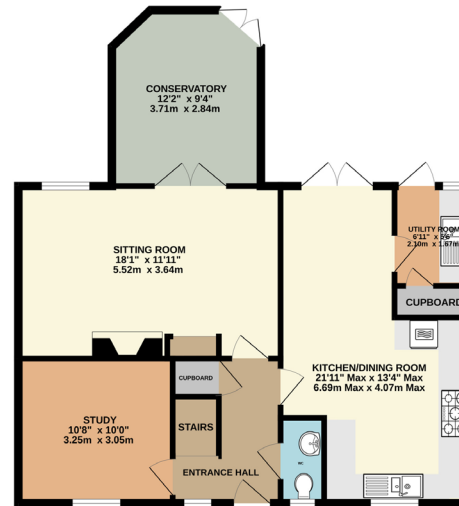
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EPC Rating: C

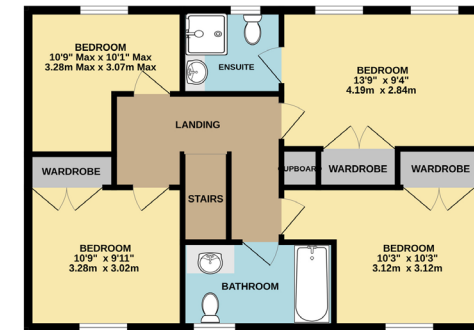
Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 1490 sq.ft. (138.5 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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Location

Nestled within a pleasant close in the Village of Barnby, this property is literally a stone's throw from the Primary School. In addition, a short walk away there is a bar/restaurant, art gallery (the former methodist church), a garden centre, and a bus service to the Market Town of Beccles and to Lowestoft. There are some superb local walks to explore from Barnby Village, extending as far as the Beccles, touching the River Waveney. For access to larger stores, independent shops, public houses, restaurants, and the Quay you need only travel three miles east of Barnby for Beccles Town and five miles west to the coastal town of Lowestoft. Beccles Train Station has links to Ipswich and London Liverpool Street and the surrounding Villages.

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