



Offers In Excess Of : £315,000  
11 Kemps Lane, Beccles, Suffolk

If you are looking for a property situated in a quiet road, an easy stroll from Beccles town centre, this pretty detached 1939 bungalow could be for you. The property has three bedrooms all of which are doubles, a shower room with walk in shower, modern fitted kitchen/diner with Rangemaster cooker, a sitting room that faces east/west with views of the well-maintained garden. There is a large workshop constructed in the garden that provides a great space to explore a range of hobbies.

#### Property Features:

- Three Double Bedrooms
- Shower Room With Walk In Shower
- Modern Fitted Kitchen/Diner With Rangemaster Oven
- Sitting Room/Study
- Well Maintained Garden
- Work Shop
- Gas Central Heating With Recently Installed Boiler
- uPVC Double Glazing
- Some Original Features
- Off Road Parking For Two Vehicles
- **£250 CONTRIBUTION TOWARDS LEGAL FEES**



#### The Property:

As you enter the property the entrance hall runs almost the length of the bungalow and gives access to all rooms. To the left-hand side of the property is the first bedroom with uPVC window to the front aspect, radiator, carpet, various sockets and space for a double bed and double wardrobe. To the right-hand side is the master bedroom with uPVC window to the front aspect, radiator, carpet, various sockets and TV point. The third bedroom is to the left with uPVC double glazed window to the side, radiator, sockets and light. Further down the hallway to the left-hand side is the spacious room comprising large walk-in shower with shower water proof panels, mains fed shower, back to wall toilet, vanity wash hand basin inset to various storage cupboards beneath and to the side, uPVC window with obscured patterned glass to the side aspect, tiled walls and fully tiled ceramic floor and ceiling mounted extractor. At the far end of the hallway is a modern fitted kitchen with uPVC picture window giving views of the garden, ivory wall and base units and drawers, tall boy cupboard, built in wine rack, with granite work surfaces over, stainless steel sink and drainer. There is an integrated washing machine, integrated tumble dryer, gas fuelled Rangemaster oven, and hob combined (to remain), wall mounted Rangemaster extractor hood over, all appliances are to remain. There is space for a 50/50 fridge freezer. The kitchen has space for a dining table to the centre of the room, making it an ideal social or family space.







### **Property Cont'd/**

Just before entering the kitchen, a door with glazed panes to the right leads through into the sitting room with brick built fire-place inset gas fuelled fire, carpet, sockets and a TV point. The sitting room also has a study area to the rear. aluminium patio doors open onto a brickweave patio area ideal for summer evening dining and barbeques.

### **External**

To the rear of the property is a well presented garden, with lawned areas, and borders and beds , there is is off road parking for two vehicles and access to the rear garden via the left hand side of the bungalow. The rear of property has a well presented garden with its lawn area, with borders and beds of various shrubs, trees and perennials making it easy to maintain throughout the seasons There is a workshop situated in the garden, with power and light and a work bench.

### **Location**

Situated within easy walking distance of the centre of from the bustling Market Town of Beccles, also known as the 'Gateway to the broads' benefits from having its own Train Station (East Suffolk Line) with links to Ipswich and onto London Liverpool Street, and more local locations such as Brampton and Oulton Broad. Beccles has a bus station located centrally with regular services to the City of Norwich, the seaside towns of Great Yarmouth and Gorleston, as well as Lowestoft, Pakefield and many other villages in between. Beccles also has easy access to large supermarkets, local independent shops, restaurants, pubs bars, a Drs Surgery, and some stunning countryside walks.

## Additional Information:

**Local Authority :** East Suffolk

**Council Tax Band:** C

**Services:** Gas central heating for hot water and heating, electricity and water connected. Mains sewer

**Viewings:** By Appointment Only

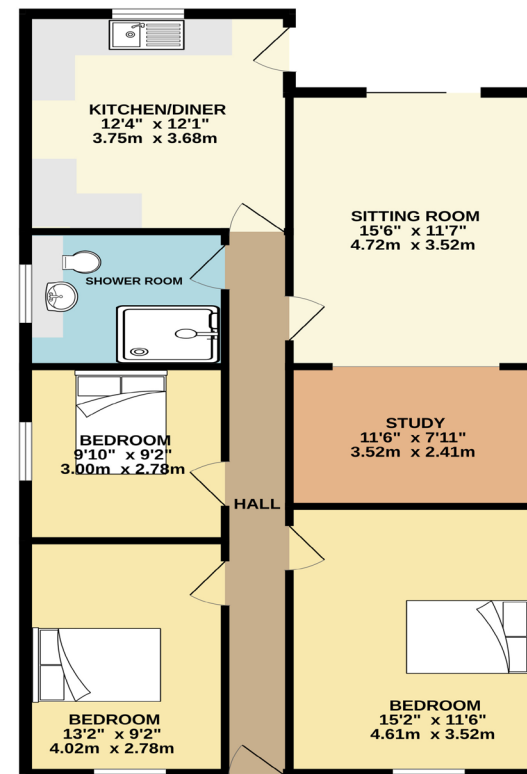
**Post Code:** NR34 9XA

**EPC Rating:** D

**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  
963 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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