



Guide Price: £425,000  
14 Cromwell Avenue, Beccles

*A well presented and modernised detached family home situated in this popular location and being within easy reach of local schooling and the town centre is a short walk away. The accommodation includes a spacious kitchen/ diner, sitting room, utility room and ground floor modern shower room. On the first floor there are four bedrooms and a refitted bathroom. Outside there is off road parking and a garage.*

### **Property Features:**

- Detached Family Home
- Four Bedrooms
- Spacious Kitchen/Diner
- Utility Room
- Sitting Room
- Ground Floor Modern Shower Room
- Family Bathroom
- Off Road Parking
- Newly Installed Central Heating System
- Recently Rewired
- Garage
- Enclosed Rear Garden



### **The Property**

As you enter through the front door you are greeted by the entrance hall with staircase rising to the first floor with storage cupboard beneath. The sitting room is located to the rear of the property and benefits from dual aspect uPVC sealed unit double glazed windows that overlook the rear garden and has ample space for sofas. From the hall a door leads into 21' kitchen diner which comprises granite worktop with inset sink and having oak cupboards and drawers under, adjoining worktop with space for free standing range style cooker, integrated dishwasher, tiled splashback and extractor hood with light over and further drawers and cupboard, matching wall cupboards, space for American style fridge/freezer, fully tiled ceramic floor and uPVC sealed unit double glazed French style doors to the garden. Leading off the kitchen is a spacious utility room having a worktop with inset sink and space and plumbing for both washing machine and tumble dryer, uPVC sealed unit double glazed window and access into a shower room which comprises a white suite with low level W.C, vanity washbasin, an enclosed shower and uPVC sealed unit double glazed window.







### **The Property Cont'd/.....**

From the hall the staircase rises to the first floor and landing with roof access hatch and access into all four bedrooms which comprises three double and one large single which are all served by a refitted modern bathroom. The bathroom comprises a free standing bath with shower over and glass shower screen, vanity wash basin with cupboard below, low level W.C, cast iron radiator, uPVC sealed unit double glazed window and recess with space for free standing storage unit.

### **External**

Outside, the front the property is approached via a newly block paved driveway with well stocked borders and a variety of flower shrubs and plants, a lawned garden and drive way extends to a single garage (part of garage used to create shower room) and front entrance. To the rear is a fully enclosed attractively landscaped garden with lawned garden, well stocked flower and shrub borders, paved patio area and external tap.

### **Location**

Location Beccles Market Town, known as the Gateway to the Broads has much to offer. This particular property is short distance from the Town itself and its array of Amenities including schools, shops (independent and larger supermarkets) public transport including a Beccles Train Station with Links to Ipswich and Liverpool Street, and a Bus Station. Beccles Quay is a stones throw away offering access to parks and walks by the River Waveney.

## Additional Information:

**Local Authority :** East Suffolk

**Council Tax Band:** D

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

**Viewings:** By Appointment Only

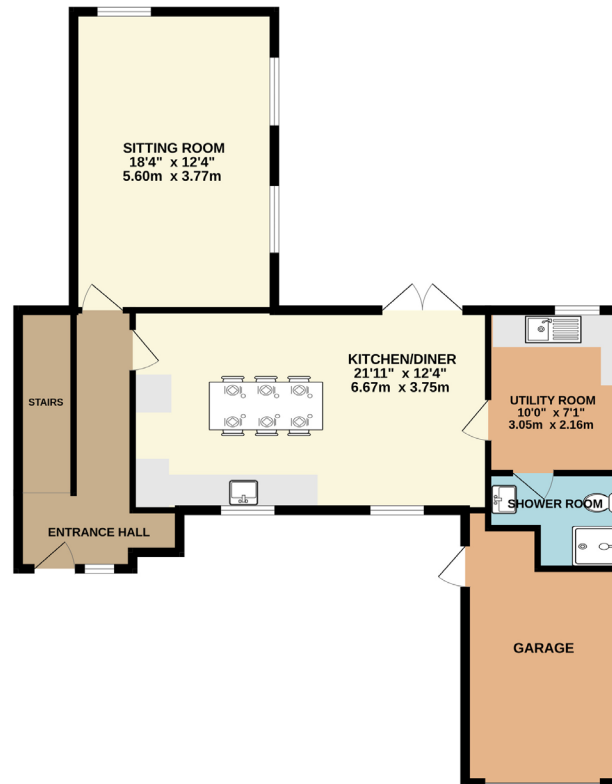
**Post Code:** NR34 9XD

**EPC Rating:** C

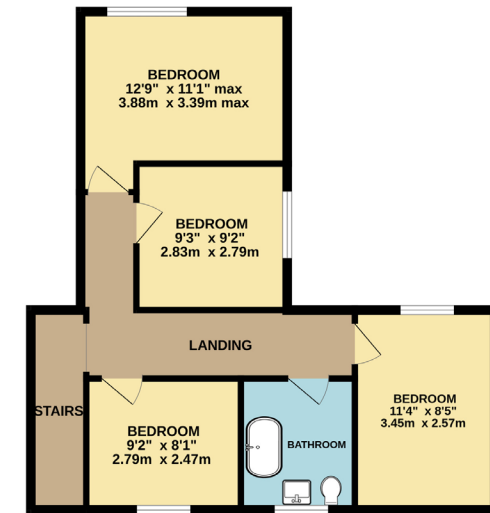
**Tenure:** Freehold

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  
880 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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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