



Guide Price: £250,000
Noels Walk, Beccles, Suffolk,
NR34 9EQ

We are pleased to offer for sale this two bedroom link detached bungalow, situated in close proximity of the centre of the Market Town of Beccles. The property benefits from having two double bedrooms, a spacious living room with conservatory, spacious kitchen/diner, off road parking, garage and a generous sized rear garden. There is gas fired central heating system, uPVC double glazing throughout and solar panels with battery storage system that was installed less than one year ago. The property has no onward chain.

Property Features:

Link Detached Bungalow
Two Double Bedrooms
Large Kitchen/Diner
Conservatory
Fitted Bathroom Including Bath & Separate Shower
Garage
Off Road Parking
Gas Central Heating
Solar Panels & Battery Storage System
No Onward Chain



The Property:

On entering the property, you are welcomed into the hallway, which gives access to all rooms in the bungalow. Firstly, on entering the hallway there are two double bedrooms, with the Master Bedroom being on the left-hand side and second bedroom to the right. The bedrooms are carpeted, with radiators and uPVC double glazing. The bathroom benefits from having a uPVC double glazed window to the side aspect and a white suite that includes a panelled bath, separate walk-in shower cubicle, pedestal wash basin, low level WC, radiator and vinyl flooring. The spacious lounge is located to the left-hand side of the hallway and has wall lights, two radiators and uPVC double glazed sliding patio doors to the conservatory that gives views of the rear garden. The conservatory is of uPVC construction with polycarbonate roof, tiled floor and has a further door leading to the rear garden. The kitchen/diner has ample room for a table and chairs and a door that leads out to the rear garden. The kitchen also has a range of fitted wall and base units with laminated worksurfaces and an inset stainless-steel sink and drainer. Below the work surface is space and plumbing for an automatic washing machine. The kitchen has a space for a fridge freezer and cooker, and there is a wall mounted radiator.





The Property (Cont'd.../)

The garage can be accessed via the up and over roller door to the front of the property, or by the personal door from the rear garden.

External

The driveway is laid in brick weave style and provides off road parking suitable for one vehicle. To the rear of the property is an enclosed garden that is mainly laid to lawn with mature shrubs and borders, and a raised vegetable bed.

Location

Beccles Market Town, known as the Gateway to the Broads has much to offer. This particular property is a short distance from the Town centre itself where there is an array of amenities available including schools, shops (independent and larger supermarkets) public transport including Beccles Train Station with links to Ipswich and Liverpool Street, and a Bus Station with a regular service to Lowestoft, Great Yarmouth and Norwich. Beccles Quay is a short distance from the property where there are beautiful walks by the River Waveney.

Additional Information:

Local Authority : South Norfolk

Council Tax Band: B

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

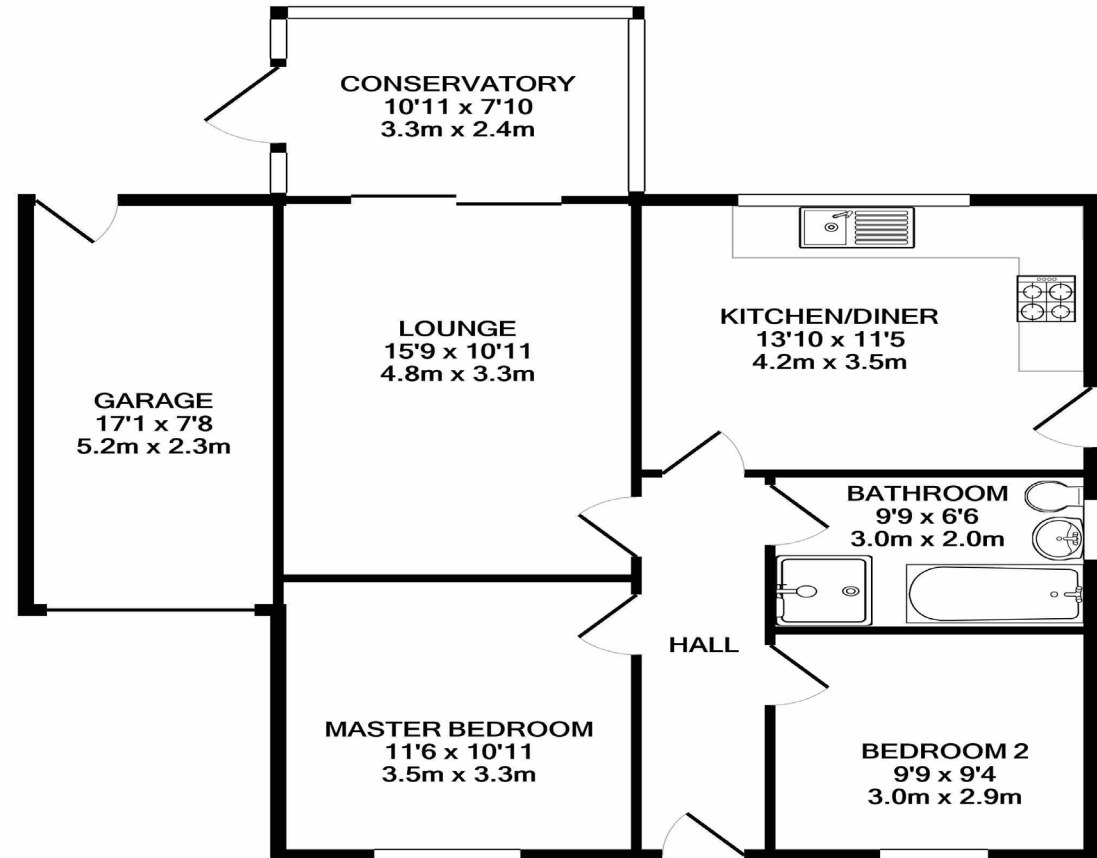
Viewings: By Appointment Only

Post Code: NR34 9EQ

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.



TOTAL APPROX. FLOOR AREA 890 SQ.FT. (82.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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