



*Offers In Excess Of: £280,000*  
*Nicholson Drive, Beccles, Suffolk, NR34 9UX*



*A well presented and decorated detached bungalow situated in this popular location in Beccles and being close to a regular bus service that provides easy access into the town centre. The bungalow has been reconfigured to create a spacious open plan living, kitchen and dining area and has three separate bedrooms and modern fitted bathroom. Outside, there is off road parking to the front including a single garage and an easy to maintain enclosed rear garden. The property benefits from uPVC sealed unit double glazing and is heated by a gas central heating system.*

#### **Property Features:**

- Detached Bungalow
- Three Separate Double Bedrooms
- Open Plan Living Kitchen & Dining Area
- Modern Fitted Bathroom
- Off Road Parking
- Single Garage
- Enclosed Rear Garden
- Regular Bus Service Close By
- uPVC Double Glazing & Gas Central Heating



#### **The Property:**

As you enter the property through the front door you are welcomed by the entrance hall with roof access hatch which leads to the insulated roof space, a fitted storage cupboard and a door leading into the open plan living, kitchen and dining area. The kitchen has a worktop with inset sink and drainer having cupboards under, recess with space and plumbing for washing machine, recess with space for an electric range style cooker and American style fridge/freezer, a further worktop has cupboards beneath and shelving over. There is a uPVC sealed unit double glazed window. The kitchen then opens into the living area having ample space for a family dining table and a three-piece suite. There is uPVC sealed unit double glazed French Style door that leads out to and overlooks the rear garden. From the hall there is access to all three good size bedrooms that all have the benefit of uPVC double glazed windows and recently fitted carpets. The modern family bathroom has a white suite comprising coloured panel bath with mixer tap and shower attachment, glass shower screen, herringbone style tiled splash backs, low level W/C, vanity unit with wash basin having cupboard under, chrome heated towel rail, half height decorative panelling and uPVC sealed unit double glazed window.









### **External**

The front garden is enclosed by a decorative brick wall and has a flower border along with a paved path. A tarmac drive provides off road parking and extends to a single garage with roller door and has power and lighting connected and a personal door. To the rear is a good size fully enclosed easy to maintain garden with artificial grassed area, large paved patio area with ample space for garden furniture, and a BBQ, there are borders with a variety of shrubs and plants and external tap.

### **Location**

Beccles Market Town, known as the Gateway to the Broads has much to offer. Beccles Town has access to both High Schools and Primary Schools, as well as nurseries and day care centres. There are a range of shops both independent and larger supermarkets, boutique clothing stores, hairdressers, opticians, a Post Office, butchers, chemists all and much more. Access to public transport is also on your 'doorstep' these include Beccles Train Station with Links to Ipswich and Liverpool Street, and a Bus Station. Beccles Quay is a short walk, where there are some delightful walks by the river or hire a canoe or kayak. Beccles is also less than thirteen miles from the popular seaside town of Southwold and less than 15 miles from Walberswick

### Additional Information:

**Local Authority :** East Suffolk

**Council Tax Band:** C

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

**Viewings:** By Appointment Only

**Post Code:** NR349UX

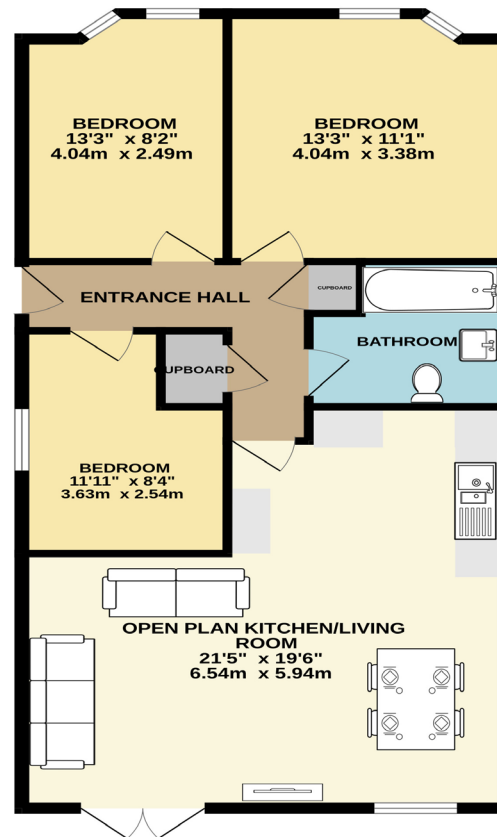
**EPC Rating:** C

**Tenure:** Freehold

**Price :** £280,000 (Offers In Excess Of)

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  
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 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.  
Made with Metropix ©2024

# Templewicks Estate Agents

01502 716 300  
templewicks.co.uk

