



*Homefield Paddock
Beccles Suffolk*

Set in one of the most sought-after locations in Beccles you will find this spacious detached bungalow. The property benefits from oil fired radiator central heating system, uPVC sealed unit double glazing and well-proportioned living accommodation including a separate sitting room, dining room, kitchen conservatory, three double bedrooms and bathroom with bath, hand-basin, toilet and a separate shower cubicle. In addition there is a separate W/C with hand-basin. Externally, the property boasts a landscaped garden and off-road parking including a double garage. Properties in this location rarely become available so an early viewing is advised. No Onward Chain.

Property Features:

- Spacious Three Bedroom Detached Bungalow
- Sitting Room / Separate Dining Room
- Kitchen & Separate Utility Area
- Bathroom With Separate Shower / Separate Cloakroom
- Conservatory
- Landscaped Gardens
- Off Road Parking
- Double Garage
- Chain Free



The Property

As you enter the property through the front door you are greeted by a spacious entrance hall with double storage cupboard having sliding doors. There is a separate W/C with white low-level W/C and hand wash basin and a roof access hatch that leads to insulated roof space. The sitting room is located to the front of the property and has a feature fireplace with electric fire and two uPVC sealed unit double glazed windows. The dining room leads off the hallway and has ample space for a family dining table and uPVC sealed unit double glazed French Style doors open into a conservatory with uPVC sealed unit double glazed windows, two single doors lead out to the landscaped garden, the floor is fully tiled. The kitchen can be found off the dining room and is well fitted and includes worktop with inset sink and drainer with cupboards and drawers beneath and a recess with space and plumbing for a dishwasher. There is a further worktop with built in four ring electric hob with extractor and light over, adjoining tall cupboard housing a double oven and grill with cupboards over and under, tiled splashbacks, two uPVC sealed unit double glazed windows and space for an upright fridge freezer. To the side of the property leading off the hallway is a separate utility room which has been fitted with a worktop with inset sink and drainer and recesses under with space and plumbing for washing machine and tumble dryer, built in storage cupboard and uPVC sealed unit double glazed window.







The Property (cont'd)

Three double bedrooms lead off the hall with the master having a fitted wash basin, fitted wardrobe with sliding doors and a uPVC sealed unit double glazed window overlooking the garden, bedroom three also has a fitted wardrobe and uPVC window. The main bathroom is fitted with a panelled bath, low level W/C, vanity sink unit with storage under, a fully tiled shower cubicle, tiled splash backs and opaque uPVC sealed unit double glazed window.

External

Outside the property is approached via a double width driveway and lawned front garden that continues to a double garage with two up and over doors, has power and lighting connected along with roof storage space. The drive continues to the covered front entrance door and to the rear and side is a fully enclosed garden with lawn, paved patio and plenty of space for garden furniture, well stocked borders with a variety of shrubs, plants and hedging and an external tap.

Location

Beccles Market Town, known as the Gateway to the Broads has much to offer. This particular property is short distance from the Town Centre itself and therefore gives access to an array of amenities. 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.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: E

Services: Oil fired for domestic hot water and central heating, electricity and water connected. Mains sewer.

Viewings: By Appointment Only

Post Code: NR34 9NE

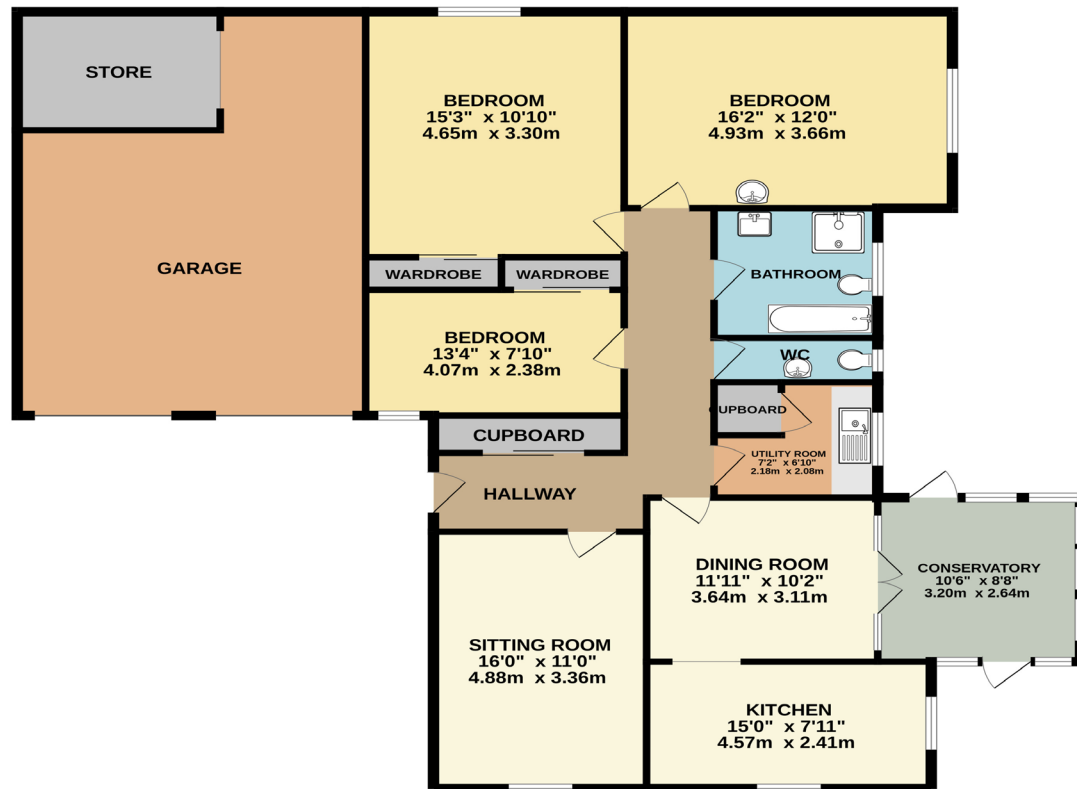
EPC Rating: D

Guide Price : £565,000

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
1824 sq.ft. (169.4 sq.m.) approx.



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