



*Townlands Drive,
Beccles, Suffolk*

A well-presented and decorated semi-detached bungalow situated in this popular location on the outskirts of Beccles and being within easy reach of a regular bus service. The property benefits from uPVC double glazing, is heated by a gas fired central heating system and has well planned living accommodation including a spacious sitting/ dining room, kitchen, two double bedrooms and bathroom. Outside there is off road parking including a garage and a fully enclosed rear garden.

Property Features

- Semi Detached Bungalow
- Two Double Bedrooms
- Spacious Sitting Dining Room
- Kitchen
- Bathroom
- Off Road Parking
- Garage
- Fully Enclosed Rear Garden
- uPVC Double Glazing
- Gas Central Heating



The Property

As you enter the property you are greeted by the entrance hall having an airing cupboard with shelving and roof access hatch that leads to a boarded and insulated roof space. The sitting/dining room has a lovely sunny aspect, and the uPVC French Style doors and windows allow plenty of natural light to flow into the room. In addition, there is adequate space for furniture and a dining table. Leading off the hall is the kitchen which comprises worktop with inset sink and drainer with cupboards under and integrated washing machine. A further worktop with fitted four ring hob and oven/grill beneath, adjacent to this is a solid wood worktop with large drawers under, space for upright fridge freezer, matching wall cupboards and one of which houses the gas fired boiler for central heating and domestic hot water. There is also a uPVC sealed unit double glazed window that overlooks the rear garden. To the front of the bungalow, you will find, two double bedrooms both fitted with bespoke fitted wardrobes and uPVC sealed unit double glazed windows. The bathroom comprises a white suite with panelled bath and shower over, low level W/C and wash basin.







External

Outside to the front there is an artificial lawn, and the driveway provides off road parking that continues to a detached single garage with up and over door and having power and lighting connected. To the rear is a fully enclosed garden mainly laid to lawn with a paved patio area, timber and felt roofed summer house and vegetable garden area.

Location

Beccles Market Town, also known as the Gateway to the Broads has much to offer. This particular property is situated around 1.5 miles of the Town Centre and gives access to an array of amenities. Beccles Town has both High Schools and Primary Schools, as well as nurseries and day care centres. There are a range of shops, independent and larger supermarkets. Access to public transport is also a short distance and includes a Train Station with Links to Ipswich and Liverpool Street, and a Bus Station. Beccles Quay is a short distance, where there are some delightful walks by the river.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: B

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

Viewings: By Appointment Only

Post Code: NR34 9XU

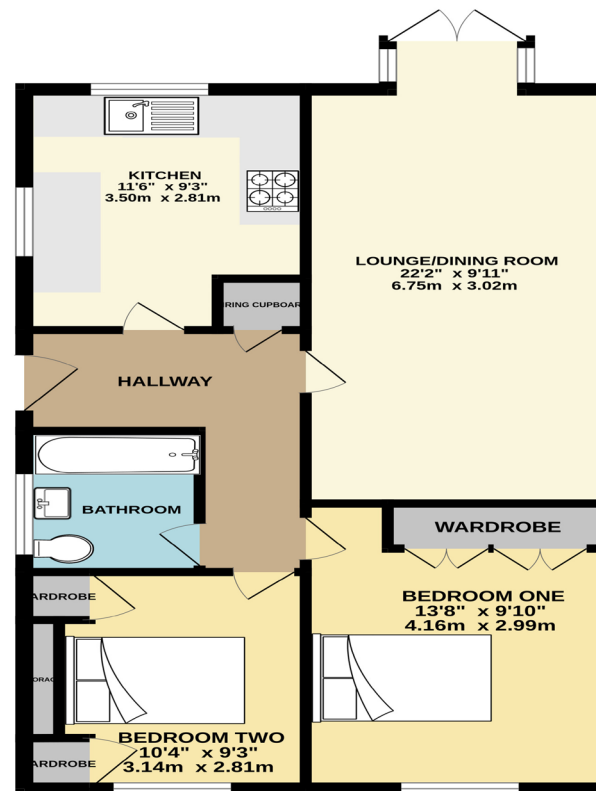
EPC Rating: TBC

Guide Price : £250,000

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



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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