



*Field View Gardens,
Beccles, Suffolk*

This well presented three bedroom end terrace house is situated in a cul-de-sac location with open field views to the rear. The accommodation comprises, entrance hall, cloakroom, fitted kitchen, lounge, conservatory, first floor landing, three bedrooms, family bathroom, off road parking and a generous rear garden. The current owners have installed new uPVC windows, fascias, heating system and a new front door.

Features

- *Three Bedroom Family Home*
- *First Floor Bathroom With Shower*
- *Fitted Kitchen With Integrated Appliances*
- *Sitting Room*
- *Conservatory*
- *Generous Garden*
- *Off Road Parking*
- *uPVC Double Glazing (Recently Fitted)*
- *Gas Central Heating With Hive Heating Control System*
- *Ideal First Time Purchase*



The Property:

On entering the property you are welcomed by a neutral hallway that gives access to both the kitchen and the downstairs cloakroom. The downstairs cloakroom comprises low level W/C, handbasin and uPVC double glazed window. The fitted kitchen comprises uPVC window to the front, a range of fitted wall and base units with laminated surfaces over, stainless steel one and half bowl sink and drainer, built in oven with gas hob and extractor unit above, integrated dishwasher and space and plumbing for washing machine. A further door leads you into the sitting room, the floor coverings are wood effect laminate, with feature fireplace that has a wooden surround and electric fire, radiator, and a feature spiral staircase that leads to the first floor. 'French Style' uPVC patio doors open into the large conservatory, this has a tiled floor and further uPVC door to the rear garden. The spiral stairs lead to the first floor landing where there is access to all three bedrooms and the bathroom. The master bedroom located to the rear of the property has a uPVC double glazed window, radiator and has views of open fields. Bedroom two, to the front of the property has a uPVC double glazed window and a radiator and finally bedroom three, also to the front aspect has uPVC double glazed window and a radiator. The bathroom includes uPVC doubled glazed window to the side aspect, white suite comprising handbasin with built in cupboard below, low level WC, panelled bath with shower over.







External

To the front of the property is off road parking, a gate leading to the rear garden, a small well maintained lawn area and shrubs.

To the rear of the property you will find the well maintained enclosed garden with artificial lawn for easy maintenance and good sized patio with a further patio area, suitable for outside dining and entertaining. The garden is south facing and so naturally, on sunny days the garden is flooded with sunshine.

Location

The bustling Market Town of Beccles, also known as the 'Gateway to the broads' benefits from having its own Train Station (East Suffolk Line) with links to Ipswich and onto London Liverpool Street, and more local locations such as Brampton and Oulton Broad. Beccles has a bus station located centrally with regular services to the City of Norwich, the seaside towns of Great Yarmouth and Gorleston, as well as Lowestoft, Pakefield and many other villages in between. The bus station is conveniently situated immediately opposite the property. Beccles also has easy access to local independent shops, restaurants and public houses. countryside walks. In addition Beccles has both schools for all ages from nursery to high schools.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: B

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

Viewings: By Appointment Only

Post Code: NR34 9LS

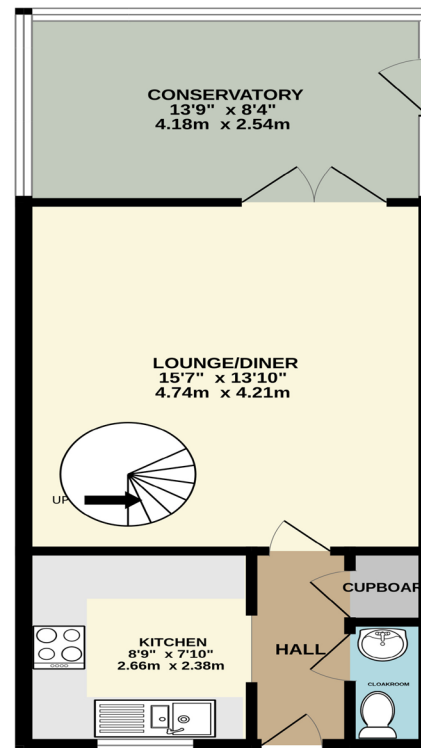
EPC Rating: D

Guide Price : £245,000

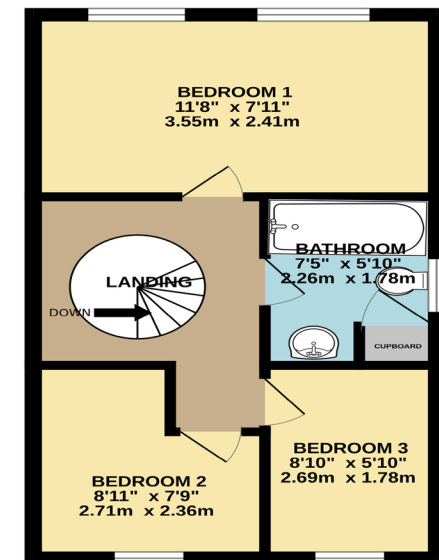
Tenure : Freehold

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
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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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