



**YOUR MOVE**  
— Oliver James —

**PUDDINGMOOR | BECCLES**



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# PUDDINGMOOR

BECCLES | NR34 9PL | GUIDE £485,000

- Three Bedroom Detached Home
- Idyllic Puddingmoor Location
- Beautiful Tiered Gardens
- Views Over The Waveney Valley
- Bright & Immaculately Presented
- Two Toilets / WCs
- Garage with Double Width Drive
- Ideal Holiday Home / Let



## ACCOMMODATION SUMMARY

Immaculately presented by the current owners, this three bedroom detached home is situated on one of Beccles most desirable postcodes, just a moments walk to town centre as well as the river Waveney and popular local Lido. A real dream property or ideal holiday home / let.

With an individual and well kept tiered garden, as well as a garage and double width driveway, the main accommodation to the ground floor comprises an entrance hall, separate sitting and dining rooms, a modern kitchen / breakfast room along with a rear lobby with access to a



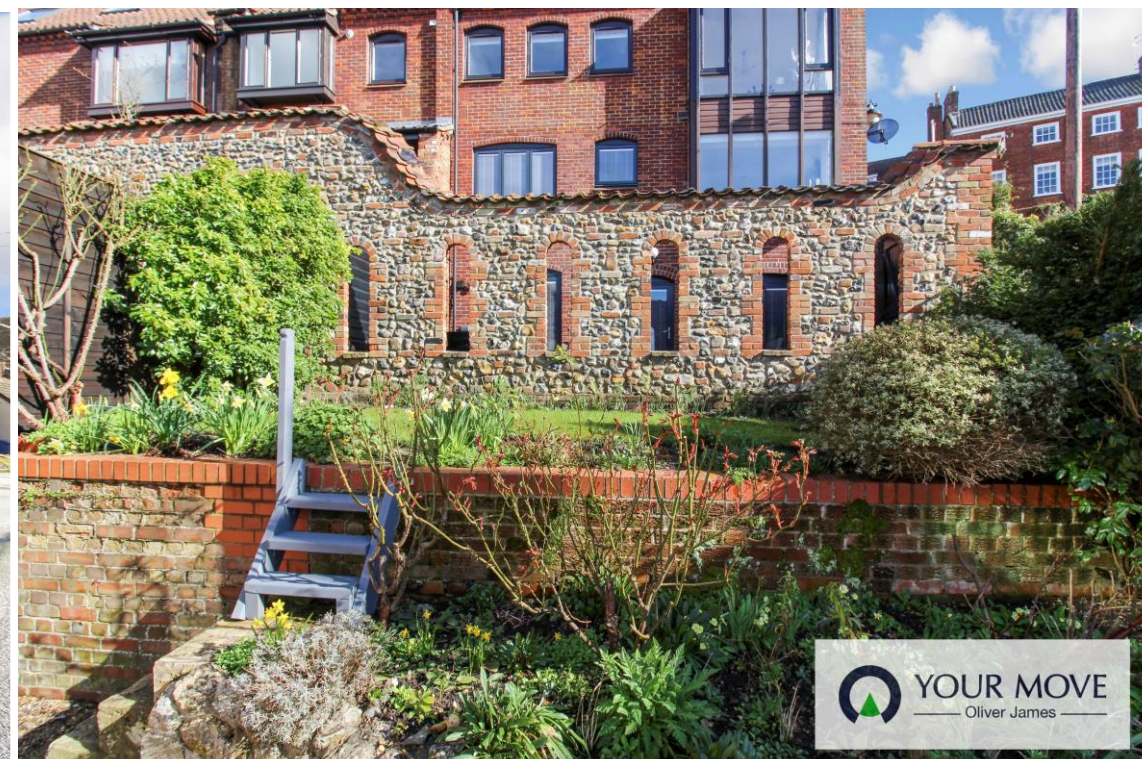
downstairs WC and walk in larder. Upstairs the bright dual aspect landing provides access to three sizeable bedrooms along with a handy wet room.

## LOCATION

Beccles town is made up of small market squares and winding streets nestled by the River Waveney with fantastic views of the Southern Broads. The town centre provides a blend of quirky, independent shops, restaurants, cafes and other services that make it a highly desirable place to live. There are a host of community events, festivals and entertainment held throughout the year. Beccles offers a wealth of diversity, combining history with modern-day culture.









## MAIN ACCOMMODATION

### ENTRANCE HALL

A charming entrance hall laid with wood flooring, providing access to the sitting room, dining room and kitchen / breakfast room, with a radiator, and stairs rising to the first floor with storage cupboard beneath.

### SITTING ROOM

With a feature fireplace and wall lighting, the sitting room overlooks the front garden, with a radiator and double glazed window to the front aspect.

### DINING ROOM

With double glazed windows to the front and side aspect, the bright dining room provides ample space for a family sized table, complete with a radiator as well as a serving hatch to the kitchen, with recessed storage beneath.

### KITCHEN / BREAKFAST ROOM

With the owners currently utilising space for a bistro table and chairs, the contemporary kitchen comprises gloss grey wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, along with space for an electric cooker (with overhead extractor) and space for a fridge and washing machine. Again with double glazed windows on two aspects, it's another bright room, finished with wood flooring, radiator, brick effect tiled splashbacks and a wall mounted gas boiler. A door leads into the rear lobby.

### REAR LOBBY

Accessible from the rear garden and providing space for coats and shoes, the rear lobby is laid with tiled flooring with doors to the walk in larder and downstairs cloakroom / WC.

### WALK IN LARDER

With fitted shelving for handy storage space, the walk in larder also features power with the owners utilising space for a freezer.

### CLOAKROOM / WC

A handy addition to the home, comprising a low-level WC and handwash basin, with tiled flooring, storage heater and double glazed obscured window to the rear aspect.

### FIRST FLOOR LANDING

A bright landing with double glazed windows to the front and side aspect, providing access to the loft, as well as all three bedrooms and the wet room. In addition to a radiator there is also an airing cupboard housing the hot water cylinder and shelving.

### DOUBLE BEDROOM

Featuring fitted wardrobes, radiator and double glazed window to the front aspect.

### DOUBLE BEDROOM

With double glazed windows on two aspects and with lovely views over the Waveney Valley, this bright second bedroom features a radiator and further built in wardrobes.

### BEDROOM

Of a good size for a third bedroom, the room features a radiator and double glazed window to the side aspect, with further views over the Waveney Valley. This could be an ideal office or space to work from home.

### WET ROOM

A handy and low maintenance shower room, comprising lowlevel WC, handwash basin and an electric fitted shower with wet room style flooring. Finished with tiled walls, wall mounted vanity unit, electric heater and a double glazed obscured window to the side aspect.

### OUTSIDE & GARDENS

The property sits within an individual, yet quirky plot, well maintained by the current owners. With a shallow wall and picket gate to the front, a low maintenance shingled garden features a range of shrubs and perennials with steps up to a raised lawned area.

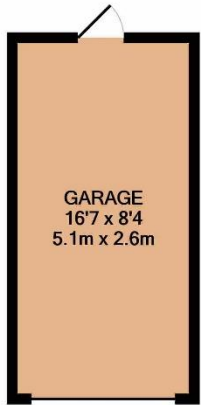
To the side, and behind the home there is a double width driveway in front of the property's single garage, with further shingled space beside it where the owners store their trailer. A gate leads hereon into the rear garden. A low maintenance enclosed courtyard with decorative shingling provides ample space for outside dining before further steps lead towards a raised lawned area with a timber shed. A real sun trap, the raised lawn boasts elevated views over the River Waveney.

### SINGLE GARAGE

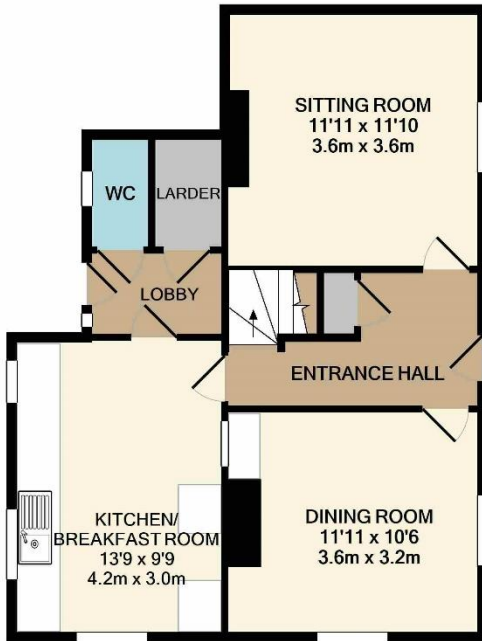
With a small personnel door and steps down from the rear garden, the garage features power, lighting and an up and over door







OUTSIDE  
APPROX. FLOOR  
AREA 139 SQ.FT.  
(12.9 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 524 SQ.FT.  
(48.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 478 SQ.FT.  
(44.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1141 SQ.FT. (106.0 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		