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London Road
Beccles, Suffolk

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ESTATE AGENTS

An exciting and extremely rare opportunity to purchase this centrally located, versatile detached chalet bungalow in the popular market town of Beccles. The property boasts over 1400 sq.ft of accommodation offering versatile living comprising two reception rooms, four double bedrooms (three set to the ground floor and an impressive master/guest suite on the first floor), home office, kitchen breakfast room and conservatory. Outside the generous plot is just shy of a fifth of an acre enjoying a south westly rear garden, ample parking and a double timber garage. The property is offered CHAIN FREE and must be seen to be fully appreciated.

Accommodation comprises briefly:

- Entrance Hall • Sitting Room
- Dining Room • Kitchen/Breakfast Room
- Conservatory • Office • Lavatory
- Three Double Bedrooms (ground floor)
- Shower Room (ground floor)
- Master Bedroom & En-Suite (first floor)
- Extensive South Westerly Facing Rear Garden
- Ample Parking & Double Timber Garage

Property

Entering Curraghmore via the front door we are welcomed into this impressive home by the entrance hall. The feeling of space and superb natural light that flows through is instantly apparent and further enhances the character and quality on offer. Stairs rise to the first floor where we find the master/guest bedroom suite enjoying an en-suite with w/c and hand wash basin, whilst on the ground floor the versatile accommodation leads from the central hall. Set to the front of the property we find the sitting room enjoying a dual aspect with a large bay window adding to the feeling of space. A brick fire place offers the option for an open fire and brings a cosy focal point to this generous room. Adjacent we find the first of the three ground floor double bedrooms. Stepping along the hallway we pass the two further bedrooms and shower room. The shower room is fitted with a modern white suite that offers a large shower cubicle, w/c and wash basin. At the head of the hall we step into the dining room. This superb second reception room adds to the versatility of the home with ample space to dine and entertain. Two windows fill the room with light and a door leads into the office which in turn benefits from its own cloakroom, ideal if working from home. Completing the main accommodation we step into the kitchen breakfast room where a modern range of wooden fronted wall and base units are set against contrasting work surfaces and attractive tiled flooring. A fitted hob with extractor over and double oven feature whilst our sink is set below a window looking to the side aspect. French doors open to the conservatory which offers the perfect spot to enjoy the south westerly aspect at the rear throughout the entire year. French doors again open to the patio perfect for summer entertaining.









Outside

From London Road we approach the frontage of the property on foot where a gate passes the low set boundary wall into the small hard landscaped front garden area, planted shrubs and bushes bring colour to the space and a path leads to the side of the property to the front door. The path continues to provide gated access to the impressive rear gardens. At the rear this superb space enjoys a south westerly aspect enjoying the sun throughout the entire day. From the conservatory we step out to a generous patio which in turn opens to the vast lawned garden. A path leads us along the lawn to the head of the space where we pass a range of established trees, shrubs and bushes that fill the garden with colour and scent. Timber fences form the boundaries whilst low lying flower beds frame the space. At the foot of the garden we find the double timber garage which leads from the ample off road parking area. We access the parking from Homefield Avenue.

Location

The property is superbly located enjoying a central position in the town of Beccles, less than five minutes walk to the shops and amenities. Beccles is a busy market town with many shops, restaurants, schools, pubs and supermarkets whilst boasting a riverside setting with great access to the River Waveney and surrounding open green spaces. A market selling fresh produce is held every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas Fired Central Heating, Mains Water & Drainage, Mains Electricity. Superfast Broadband Connected.

Energy Rating: D

Local Authority:

East Suffolk Council
Tax Band: C
Postcode: NR34 9TZ

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £435,000



To arrange a viewing, please call 01986 888160

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www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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