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The Street,
Geldeston, Suffolk

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**MUSKER
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ESTATE AGENTS

A truly unique opportunity to purchase this deceptively spacious, single-storey dwelling situated in the popular Norfolk/Suffolk border village of Geldeston. The property occupies a 0.25 acre plot (stms) boasting a vast frontage, well-maintained gardens and a tandem, triple garage. Internally, the accommodation spans over 1600 sq.ft providing versatile living, three bedrooms, two bathrooms, stunning conservatory and sun room, large kitchen/breakfast room and a separate utility room. The property has been superbly maintained and offers the opportunity for a new owner to put their own cosmetic stamp on this exceptional home.

Accommodation comprises briefly:

- Entrance Porch & Hallway • Sitting/Dining Room
- Sun Room • Kitchen/Breakfast Room • Conservatory
- Utility Room • Master Bedroom & En-Suite Wet Room
- Two Further Double Bedrooms • Bathroom
- Superb Frontage & Ample Parking • Tandem Triple Garage
- Superbly Maintained Rear Garden

Property

Entering Landsberg Lodge via the front door which leads from the covered parking area, we are welcomed by the porch, which in turn opens to the entrance hall. The feeling of space and superb amounts of natural light are instantly apparent. The hallway is extra wide as are the doorways throughout the property, allowing ease of access for all. Set to the front of the property we find the impressive sitting/dining room. Designed as one whilst offering two designated spaces with its dog leg design this impressive room is perfect for family living and entertaining alike. Bi-folding doors open from both areas into the connecting sun room, which further enhances the space and light in the rooms. A wood burner features in the sitting area, creating a cosy focal point to this otherwise vast room. Back in the hall we find the kitchen/breakfast room, which again offers superb proportions. Two windows look onto the courtyard and a fitted range of wall and base units line the walls, offering superb storage and working space above whilst a low breakfast bar offers informal dining. The kitchen is fitted with a fridge, freezer, dishwasher, double oven and hob. A door leads us into the utility room where a further range of fitted units feature and space for the laundry appliances. The boiler is sited here and door opens out to the courtyard. Returning to the hall and an inner door opens to the rear of the property, where we pass the main bathroom and a range of fitted cupboards, one of which houses the hot water tank. On the right we find the first two generous double bedrooms. The smaller has a large fitted cupboard whilst the larger offers fitted wardrobes to two of the walls. A window enjoys a view of the rear garden. Completing the main accommodation, we find the master bedroom, this large, versatile room benefits from a wet room and fitted wardrobe, whilst bi-folding doors open to the conservatory which is of superb proportions and leads internally into the garage space, whilst French doors open to the stunning gardens.









Outside

Approaching Landsberg Lodge from The Street we arrive on the exceptional frontage of the property where we find a superb parking and turning area laid to attractive block paving and slabs, framed with established planted beds and fencing to the boundaries. The parking area leads us to the large covered parking bay that in-turn opens to the impressive tandem, triple garage. The garage offers 351 sq.ft of clean, naturally lit working space, ideal for a range of uses. Looking back to the road we take in the view of the paddocks opposite and open fields beyond. A gate on the opposite side of the property opens to a courtyard area leading from the utility room whilst at the rear we find the impressive garden space. A large patio leads from the conservatory and opens to the lawns. The garden is mainly laid to lawn with a planted terrace at the rear where the ground rises. A variety of planted shrubs bring colour to the space which is fully enclosed by timber fencing.

Location

Geldeston is a rural yet accessible Norfolk/Suffolk border village situated close to the market town of Beccles. The village has two public houses, a church, village hall, village green and play area. The boat yard provides access to the broads and the River Waveney networks. Beccles is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday and 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 Waveney Valley & Suffolk coastline with the beaches of Southwold and Walberswick are all within easy reach.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Electric boiler feeding central heating. Mains water, electricity and drainage.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: E

Postcode: NR34 0LN

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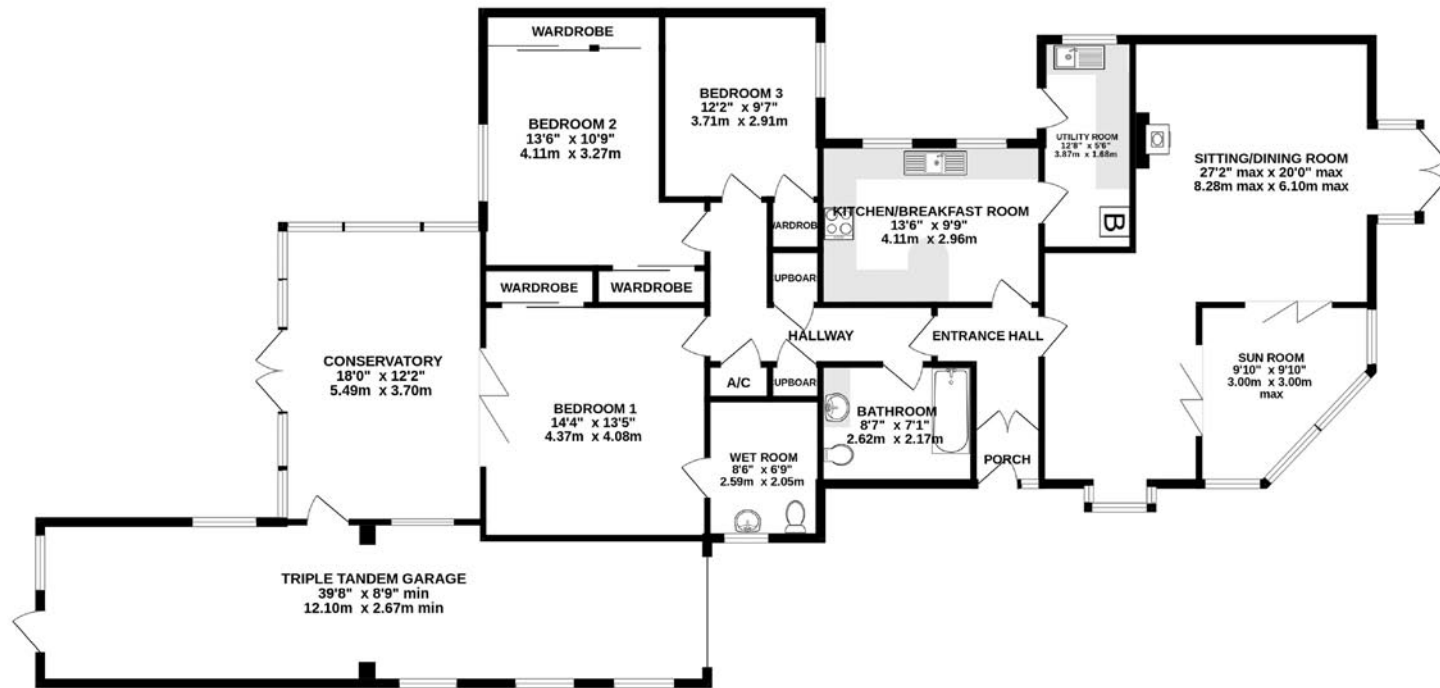
Tenure

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



TOTAL FLOOR AREA : 2041 sq.ft. (189.6 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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To arrange a viewing, please call 01986 888160

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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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