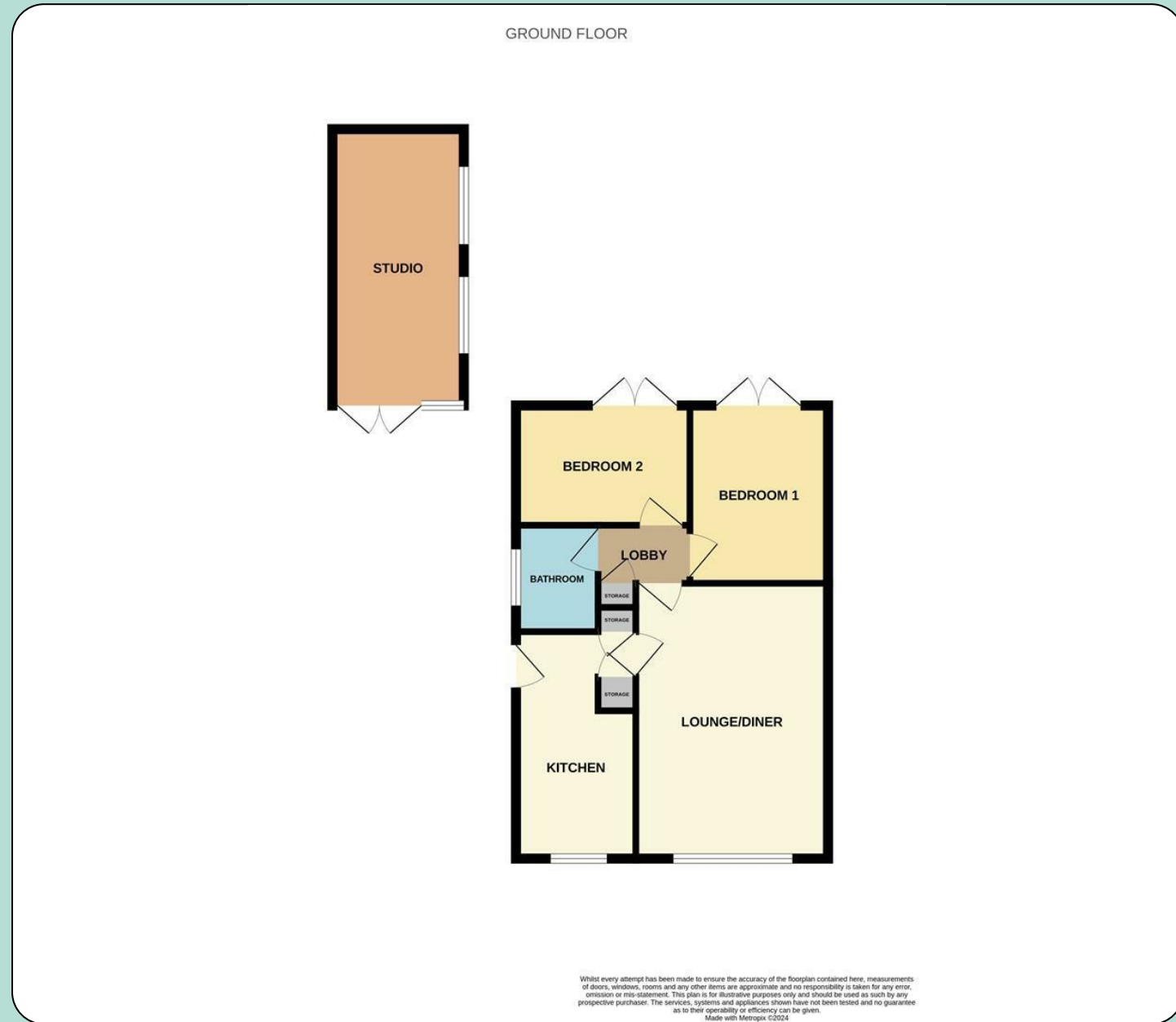


Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: C  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£200,000**  
 Guide Price



**Stobart Close**  
 Beccles, NR34 9LT

- Guide price: £200,000 - £220,000
- Semi detached bungalow
- 2 separate bedrooms
- Nestled in a sought after cul-de-sac in Beccles
- Westerly orientated rear garden
- Converted garage used as a studio
- Gated off road parking & carport
- Gas central heating
- Double glazing
- Gardens front & rear



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 recheck the measurements

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### Location

This home is situated nearby the picturesque town of Beccles. Beccles is nestled in the heart of Suffolk and lies along the banks of the River Waveney. The town centre is a blend of independent shops and eateries, surrounding the stunning St. Michael's Church, which holds a rich history. Convenient transport links are available, providing routes directly into the city of Norwich, as well as seaside towns, such as Lowestoft. Nearby, you'll find the Norfolk & Suffolk Broads, lined with many beautiful towns and villages, making it a perfect place to call home.

### Kitchen

4.04m x 2.13m

UPVC entrance door to the side, UPVC double glazed window to the front aspect, tile flooring, radiator, down lights, units above & below, laminate work surfaces, under mounts stainless steel 1.5 sink & mixer tap, built in double oven, electric hob, stainless steel extractor fan, integrated wine fridge & dishwasher, space for a fridge freezer, x2 storage cupboards and a door opens to the lounge/diner.

### Lounge/ Diner

4.90m x 3.45m

LVT flooring, UPVC double glazed window to the front aspect, vertical radiator, space for a table & chairs if desired and a door leading through to the lobby.

### Lobby

LVT flooring, airing cupboard, loft access (housing the gas combi boiler) and doors opening to bedrooms 1 & 2 and the bathroom.

### Bedroom 1

3.18m x 2.49m

Fitted carpet, UPVC French doors to the rear aspect and a radiator.

### Bedroom 2

3.10m x 2.13m

Fitted carpet, UPVC French doors to the rear aspect and a vertical radiator.

### Bathroom

Tile flooring, UPVC double glazed obscure window to the side aspect, tile walls, heated towel rail, suite comprises a toilet, a pedestal wash basin with a mixer tap, a panelled bath with a mixer tap & a hand held shower attachment and a mains fed shower above with a hand held head.

### Outside

The gated frontage guides you to a brick weave driveway, extending to a carport with a door opening to the studio. The front garden boasts a laid lawn with mature trees, shrubs and plants, while gated access to the rear is provided for added convenience.

A brick weave pathway leads through the rear garden, alongside a laid lawn and decorative borders featuring an array of plants and shrubs. Steps lead up to a timber storage shed, completing this functional and inviting outdoor space.

### Studio

4.95 x 2.31

The garage has been converted into a studio, offering a versatile space suitable for various purposes such as a workshop, home office; Fitted carpet, x3 timber frame double glazed windows to the side & front aspect, light & power and timber frame French doors opening to the front.

### Financial services

If you would like to know if you can afford this

property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

