

£240,000
Offers In Excess Of

Tenure: Freehold

Council Tax Band: C

EPC Rating : D64

Local Authority: East Suffolk Council



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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High Leas

Beccles, NR34 9LF

- Beautifully presented family home
- Open plan lounge/diner
- Separate utility room
- 3/4 bedrooms
- Gorgeous parkland views from rear



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Description:

ENTRANCE HALL

Door opens to entrance hall, laminate flooring, opening through to kitchen, doors open to lounge, cloakroom and utility room. Stairs rise to first floor landing.

KITCHEN

8' 10" x 7' 6" (2.7m x 2.3m)

UPVC double glazed window to front aspect, tile flooring, units above and below work surfaces with stainless steel sink and drainer, integrated oven, gas hob and extractor fan. Spaces available for fridge and dishwasher.

UTILITY ROOM

7' 10" x 5' 6" (2.4m x 1.7m)

Laminate flooring, units above a counter worktop with spaces for washing machine and tumble drier. Door opens to bedroom 4 / sitting room.

BEDROOM 4 / STUDY ROOM

10' 5" x 7' 2" (3.2m x 2.2m)

UPVC double glazed window to side aspect and carpet flooring.

CLOAKROOM

7' 6" x 2' 11" (2.3m x 0.9m)

UPVC double glazed window to rear aspect, laminate flooring, toilet and pedestal wash basin.

LOUNGE/DINER

14' 5" x 17' 0" (4.4m x 5.2m)

UPVC double glazed sliding door to rear aspect, laminate flooring and door to under stair storage.

FIRST FLOOR LANDING

Stairs rise to first floor landing, carpet flooring, UPVC double glazed window to side aspect. Doors open to bathroom and bedrooms 1-3.

BATHROOM

5' 6" x 6' 10" (1.7m x 2.1m)

UPVC double glazed window to rear aspect, tile flooring, toilet, vanity sink and panel bath with mains fed shower and heated towel rail.

BEDROOM 1

10' 5" x 15' 1" (3.2m x 4.6m)

UPVC double glazed window to rear aspect, carpet flooring with fitted wardrobe.

BEDROOM 2

10' 5" x 12' 9" (3.2m x 3.9m)

UPVC double glazed window to front aspect, carpet flooring with fitted wardrobe.

BEDROOM 3

9' 10" x 8' 2" (3m x 2.5m)

UPVC double glazed window to front aspect, carpet flooring with fitted wardrobe.

OUTSIDE

To the front of the property is a paved driveway residing to the front door. A laid lawn garden sits within a feature flower border and mature hedging. The garage door is still intact offering the buyer an opportunity to convert back to garage should they wish.

To the rear of the property is a tiered garden, offering panoramic parkland views. Steps lead down to a laid lawn garden with feature flower border and shingle seating area.

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.

