



YOUR MOVE

— Oliver James —

ST. ANNES CLOSE | BECCLES



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BECCLES | NR34 9SD | OFFERS OVER £200,000

- Detached Chalet Style Home
- Two Double Bedrooms
- Bright Feeling With Large Windows
- Spacious Sitting / Dining Room
- 0.6 Miles Walk To Town Centre
- Southernly Facing Garden
- Single Garage Alongside Home
- Cul-De-Sac Location
- No Onward Chain



Full description

Situated in a quiet cul-de-sac location this two bedroom detached home offers both bright and spacious accommodation throughout, along with garage and parking, and a southerly facing garden.

Having been loved and enjoyed by the family for over 50 years, the property is offered with no onward chain, comprising accommodation of entrance hall, dual aspect sitting / dining room, kitchen / breakfast room, downstairs wet room and two double bedrooms to the first floor. There is also handy eaves storage space



and a single garage alongside the main house, which could be converted or even incorporated into a two storey extension for further living space if required (STPP).

Location

Situated approximately 0.6 mile walk to the town centre in a cul-de-sac setting, 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.





Entrance Hall

Entered through a composite door with glazed windows to either side, the entrance hall is bright and spacious, offering a radiator, storage cupboard with hanging rail, stairs rising to the first floor and doors leading to the sitting / dining room, kitchen / breakfast room and wet room.



Kitchen / Breakfast Room

With the owners formerly utilising space for a pull-out breakfast table, the kitchen is fitted with a basic range of wall and base units with roll top work surfaces, integral sink and drainer with mixer tap, along with space for a cooker, space for a washing machine and a further under-counter appliance. With a radiator and part tiled walls, an under stairs airing cupboard houses slatted shelving and the hot water cylinder, with a further low-level storage cupboard. A double glazed window overlooks the garden with a door leading out to the rear.



Sitting / Dining Room

With light gained from the front and rear aspect, the lengthy sitting room offers a gas fireplace with back boiler, radiator and door leading into the kitchen / breakfast room.



Wet Room

Comprising a comfort-height WC, pedestal handwash basin and walk in wet-room style shower with foldable seating, handrail, pull curtain and electric shower attachment. Finished with wet room style flooring, part tiled walls, heated towel rail, wall mounted vanity cupboard / mirror and a double glazed obscured window to the front aspect.

First Floor Landing

With access to the eaves and loft space via pull down ladder, doors lead into both double bedrooms.

Double Bedroom

A spacious master with light gained from the front and rear aspect, featuring a fitted wardrobe and radiator.

Double Bedroom

With access to the eaves, this second double features a radiator and double glazed window to the side aspect.

Outside

The property is set back from the road, behind a shallow wall border, with the front predominantly brick-weaved for easy maintenance. A dropped kerb provides vehicular access to the garage with a gate providing access to a paved side patio with outside tap, which opens out into the rear garden.

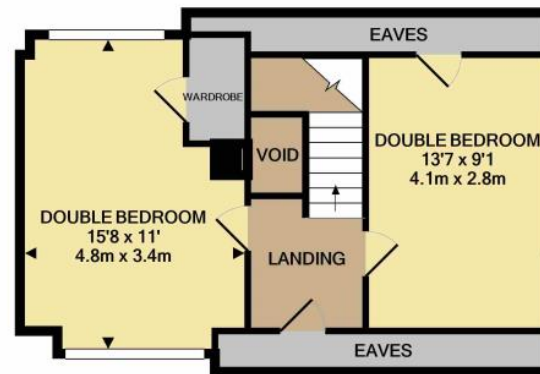
Predominantly laid to lawn, the rear garden faces a southerly aspect and boasts a range of shrubs and perennials for all year round interest and colour.

Single Garage

With an up and over door, the garage features power, a window to rear and a personnel door to the rear garden. Situated alongside the main house it could lend itself well for conversion or even incorporating into a two storey extension if further living space is required (STPP).



GROUND FLOOR
APPROX. FLOOR
AREA 658 SQ.FT.
(61.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1094 SQ.FT. (101.6 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		84 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		