



Codlins Lane, Beccles - NR34 7BB

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HYBRID ESTATE AGENTS



Codlins Lane

Beccles

Occupying a POPULAR RESIDENTIAL LOCATION, this semi-detached THREE BEDROOM townhouse offers a MODERN NEUTRAL DECOR, within CLOSE PROXIMITY to excellent amenities and transport links. With OFF ROAD PARKING to front, the accommodation comprises a hall entrance, CLOAKROOM, 17' MODERN KITCHEN/dining room with FRENCH DOORS to the GARDEN, and useful UTILITY ROOM with access to the garage. The first floor offers the SITTING ROOM, two bedrooms with one currently used as a STUDY and the family bathroom. The entire top floor offers a MASTER BEDROOM with built-in wardrobes and EN SUITE shower room. To the outside, the GARDEN is laid to lawn with a PATIO space offering ample space to dine alfresco.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Semi-Detached Townhouse
- Close to Town Centre
- 17' Modern Kitchen/Dining Room
- First Floor Sitting Room
- Three Double Bedrooms
- Principal Bedroom with En Suite
- Enclosed Lawned Garden
- Utility Room & Garage

The property is located on the outskirts of Beccles, a short walk or drive, and offers local amenities including primary schooling, post office, newsagents, pharmacy and hairdresser. The busy market town of Beccles offers many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, where there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by.

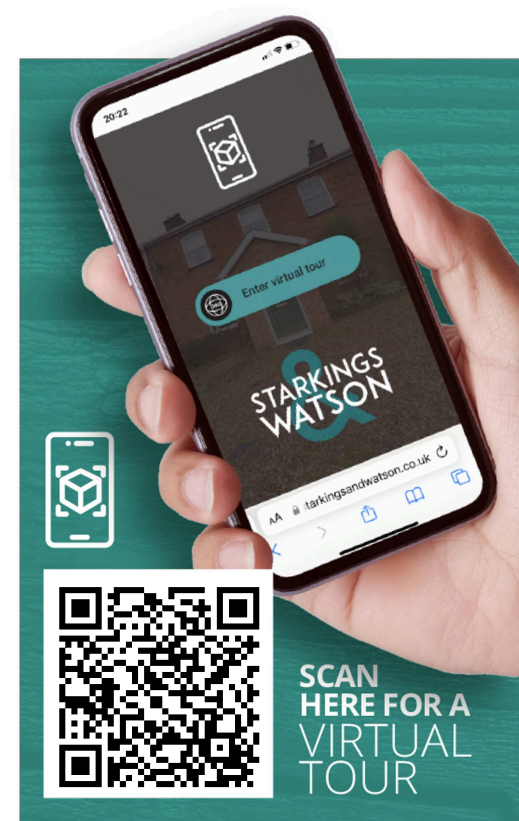


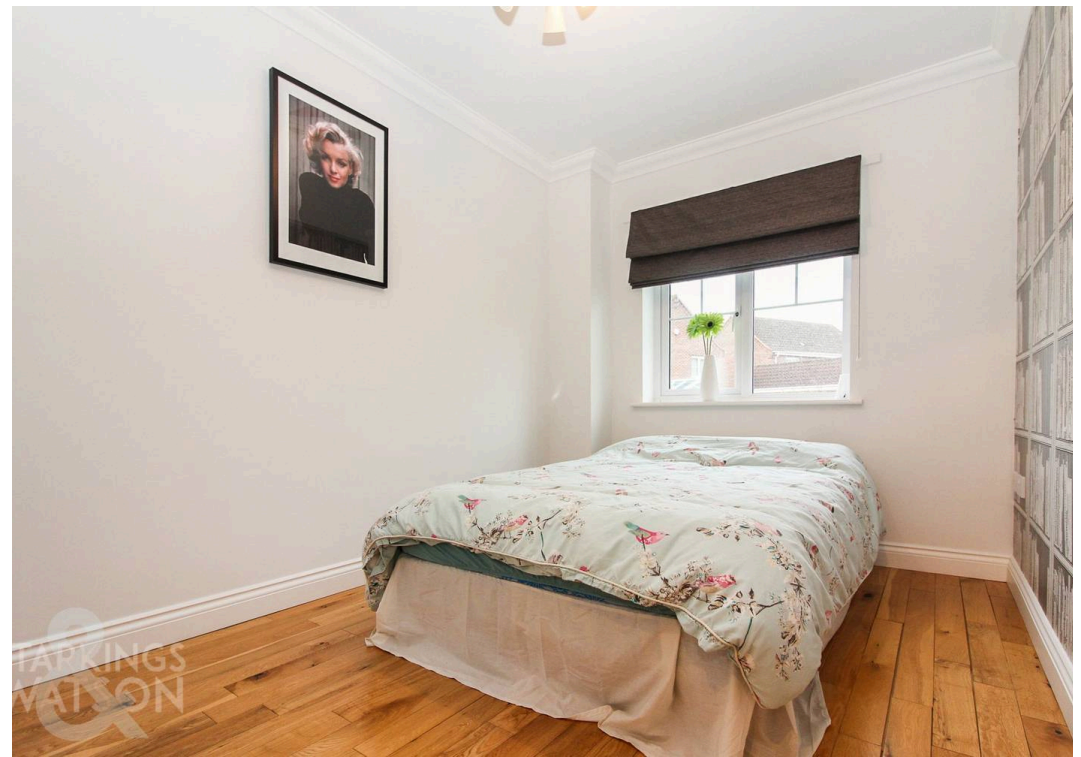
SETTING THE SCENE

The property is approached via a hard standing driveway offering off road parking and access to the integral garage. A useful timber gate provides a side access to the rear garden.

FIND US

You may wish to use your Sat-Nav (NR34 7BB), but to help you...Head out of Beccles centre via Blyburgate/A145. Take the third left onto Ingate and at the traffic lights turn right into Ellough Rd. Bear left to stay on Ellough Rd and in just under a mile turn left onto Codlins Lane. At the T-junction turn right, following the road to the right, where the property can be found on your right hand side.

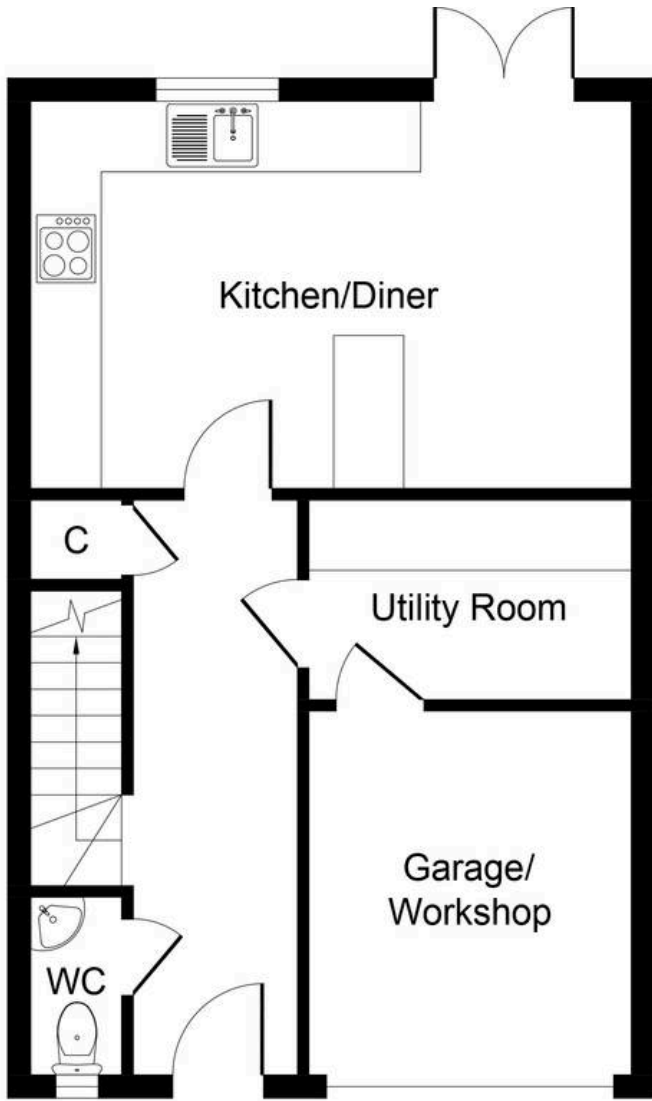




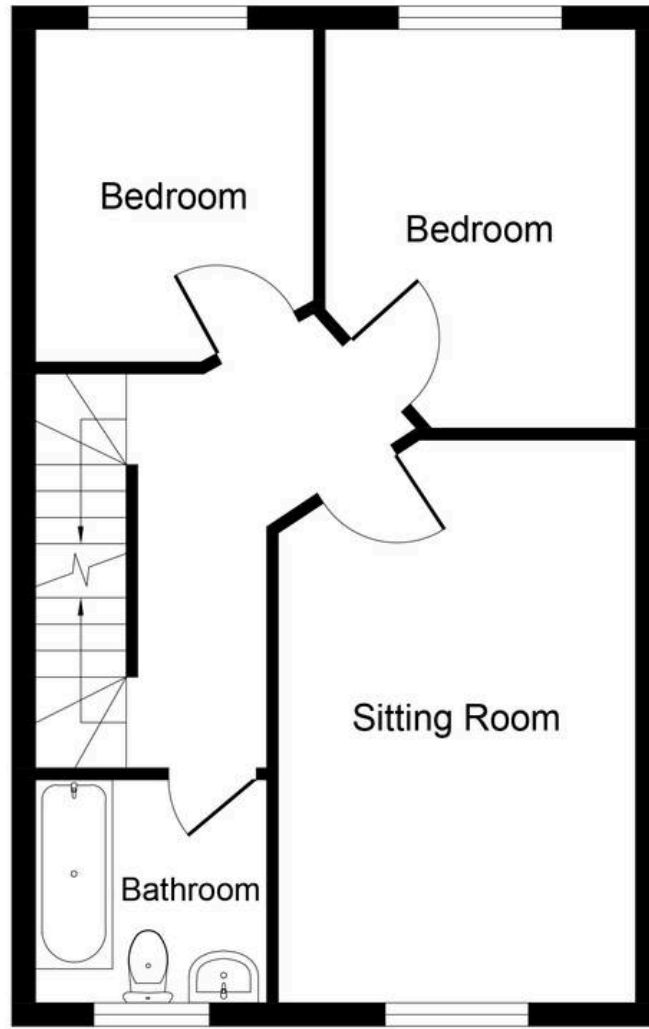
THE GREAT OUTDOORS

Leading from the kitchen room French doors, the garden offers a lawned expanse with mature planted borders, and a patio extending from the property. Enclosed with timber panelled fencing, the garden offers gated access to front.

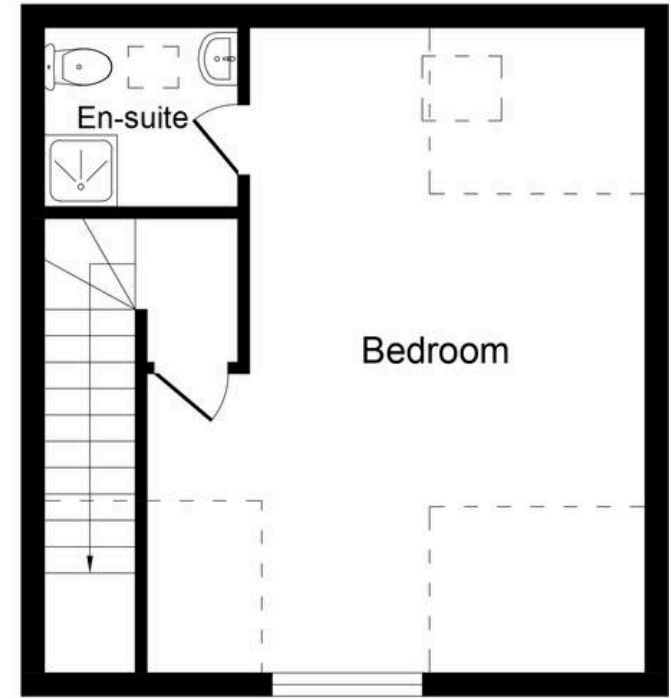




Ground Floor
 Approximate Floor Area
 472 sq. ft



First Floor
 Approximate Floor Area
 472 sq. ft



Second Floor
 Approximate Floor Area
 313 sq. ft



Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.