

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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	

**£375,000**  
 Asking Price



35 BEECHING DRIVE



Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of floor, wall, ceiling 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 here have not been tested and no guarantee is given as to their operation or efficiency over the given time period.



**Beeching Drive**  
 Suffolk, NR32 4TB

- No onward chain
- Detached bungalow situated on a sought after cul-de-sac
- Extremely well presented with modern decor throughout
- 3 separate bedrooms
- Off road parking and garage
- Stunning open-plan kitchen/ diner
- Spacious bathroom with luxurious walk-in shower
- Gas central heating & partial underfloor heating
- West facing rear garden with summer house
- Close to local amenities, shops & schools



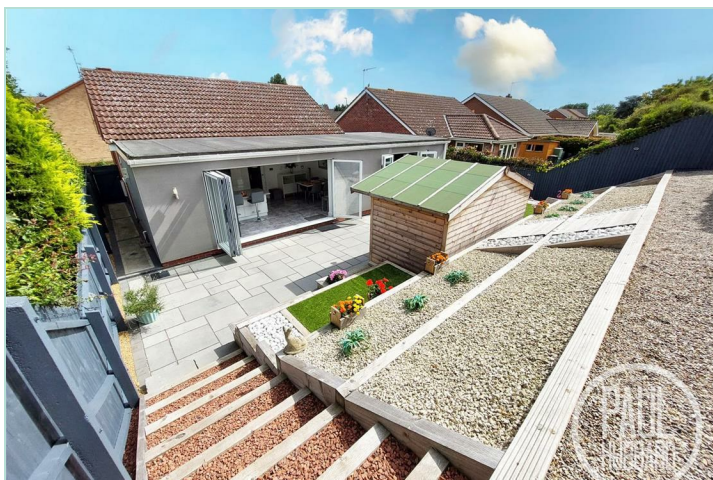
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

### Entrance Hall

Composite entrance door, radiator, laminate flooring, spotlights, loft access (large space which is insulated & partially boarded with a gas boiler & immersion tank) and doors opening to the kitchen/ diner, bedrooms & bathroom.

### Bedroom 1

5.48 max into bay x 3.38 max  
Fitted carpet, UPVC double glazed bay window to the front aspect, spotlights and a radiator.

### Bedroom 2

3.77 max x 3.14 max  
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 3

3.33 max x 2.41 max  
Fitted carpet, UPVC double glazed window to the side aspect, radiator and a built-in storage cupboard.

### Bathroom

3.76 max (into shower room) x 2.70 max  
Tiled floor & walls, spotlights, heated towel rail, toilet with hidden cistern, dual wash basins both set into a vanity unit with a mixer tap, a panelled bath with a mixer tap & a handheld shower attachment, a large walk-in shower room with an extractor fan, a mains-fed shower with both handheld & rainfall heads.

### Kitchen/ Diner

6.49 x 3.62  
Tile flooring, spotlights, underfloor heating, soft close units above & below, laminate work surfaces, tile splash backs, pull out drawers & bin storage, inset composite sink & drainer with mixer tap, built-in oven, induction hob & extractor hood, integrated Bosch dishwasher, Hotpoint washing machine, fridge & freezer, central island, breakfast bar with space for stools, feature pendant lighting, additional drawer space, bifold doors open out to the rear garden and a door opens into the sitting room.

### Sitting Room

4.66 x 3.87  
Fitted carpet, x2 ceramic electric radiators, underfloor heating, spotlights and UPVC double glazed windows & French doors opening to the rear garden.

### Outside

A generous driveway provides off-road parking for multiple vehicles and leads to the garage. The attractive shingle frontage is complemented by a pathway guiding you to the main entrance, which is sheltered by a storm porch.

To the rear, the property boasts a beautifully landscaped west-facing garden, designed with both relaxation and low maintenance in mind. A stylish patio area with decorative shingle borders offers an ideal setting for outdoor dining and entertaining. The garden rises in tiers, featuring raised timber sections with artificial lawn and an attractive mix of shingle and pebble features, creating a contemporary outdoor space. Mature bamboo planting at the top of the garden adds a touch of greenery. Further benefits include a 12ft x 6ft summer house, perfect for use as a garden retreat or hobby space, along with outdoor lighting and an external tap. The garden is fully enclosed by panel fencing, providing a private and secure environment.

### Garage

5.21 x 2.49  
A door opens into a lean-to hallway, ideal for storage and providing access to the garage. The garage benefits from light and power, offers space for storage or parking, and features an up-and-over door 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.

