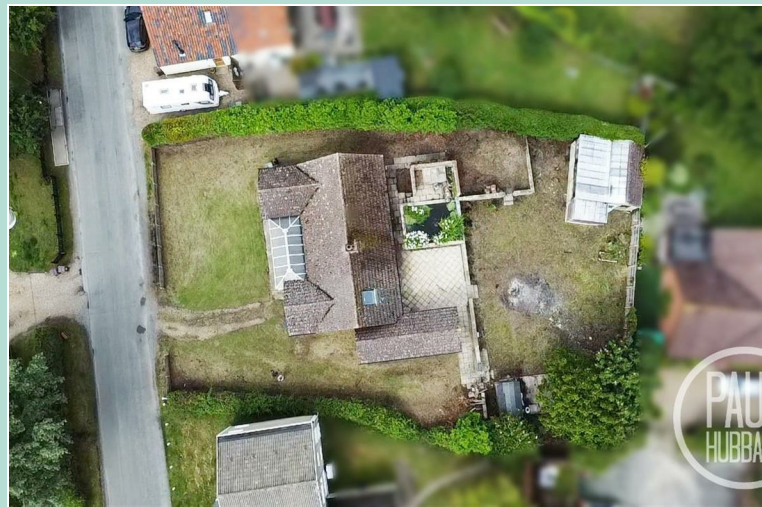


£320,000  
Guide Price



## Beccles Road

Beccles, NR34 0AA

- Detached bungalow situated on an extensive plot
- Chain free
- Sought after rural Burgh St.Peter
- A great opportunity to put your own stamp on it
- 4 Bedrooms
- Deceptively spacious throughout
- Off road parking for multiple vehicles
- Garage & outbuildings
- Multiple reception rooms
- Large front and rear gardens





### Conservatory

5.96m x 2.72m

UPVC entrance door & double glazed windows to the front and side aspects, opening to the sitting room and an opening leads through to the hallway.

### Sitting room

4.84m x 3.56m max

Fitted carpet, open fireplace and French doors opening into the dining room.

### Hallway

Fitted carpet, storage heater, built-in storage cupboard and doors opening to bedrooms 1 & 2, the bathroom & kitchen/ breakfast room.

### Bedroom 1

3.62m x 3.58m

Laminate flooring, UPVC double glazed window to the side aspect, spotlights and a door opening to the dressing room/bedroom 4.

### Dressing room/ /bedroom 4

2.72m x 2.40m

Laminate flooring, UPVC double glazed window to the side aspect and a door opening to the ensuite shower room.

### Ensuite shower room

2.68m x 0.81m

Tiled floor & walls, UPVC double glazed obscure window to the rear aspect, toilet, pedestal wash basin with mixer tap, electric shower set over a tray with a folding glass screen.

### Bedroom 2

3.65m max x 3.47m

Fitted carpet, UPVC double glazed window to the front aspect and a built-in wardrobe.

### Bathroom

1.72m x 1.63m

Tile flooring, UPVC double glazed obscure window to the rear aspect, spotlights, toilet, pedestal wash basin with hot & cold taps, a corner bath tub with a mixer tap & a handheld shower attachment and tiled walls.

### Dining room

3.63m x 3.23m

Fitted carpet, UPVC double glazed window to the side aspect, storage heater and doors opening to the utility room and bedroom 3.

### Bedroom 3

3.63m x 3.16m

Fitted carpet, UPVC double glazed window to the front aspect, storage heater and fitted wardrobes.

### Kitchen/ Breakfast room

4.98m max x 2.73m

Vinyl flooring, UPVC double glazed window to the rear aspect, x2 built-in storage cupboards, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, space for an oven, dishwasher & fridge-freezer, space for a dining table and a door opens into the utility room and built in cupboard.

### Utility room

3.64m x 2.21m

Vinyl flooring, loft access, laminate work surface, space for a washing machine & tumble dryer, wall mounted units, space for additional appliances and UPVC double glazed window & door to the rear aspect.





### Attic room

3.6m wide x 4.67m

A ladder leads up to an attic room which boasts field views out of the Velux window to the rear, it is fully carpeted throughout and features a storage heater.

### Outside

The property benefits from a large, laid-to-lawn front garden offering ample space for parking multiple vehicles. A shrubby border adds character, while the garden is partially enclosed by panel fencing. The space wraps around both sides of the property, providing access to the rear garden, with one side leading to the garage, which features an up-and-over door.

The generous rear garden offers excellent potential for personalisation. It features a substantial lawn area, a patio seating space, and a large koi pond. There are multiple storage options, including a timber shed and a sizeable outbuilding. The outbuilding, which also incorporates a 7ft koi pond, could be ideal for use as a workshop or hobby space. The garden is partially enclosed by panel fencing.

### Garage

The garage is equipped with power, lighting, and water, making it ideal for secure parking, storage, or workshop use.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

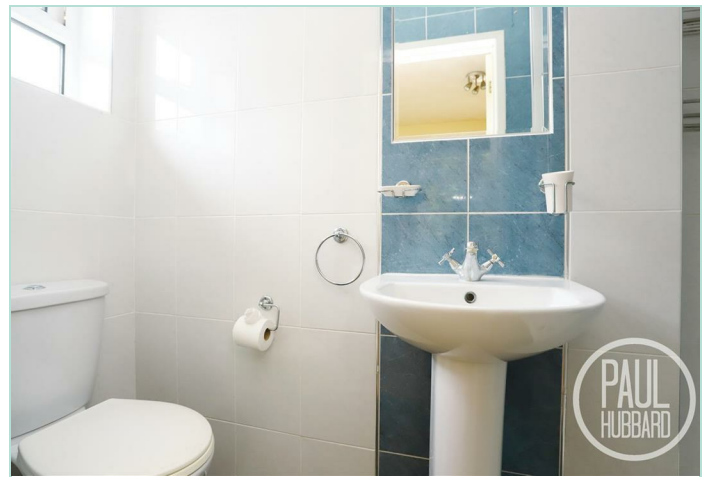
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.


These prices are subject to change.







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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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