



| Detached House | Four Bedrooms | Two Reception Rooms | Energy Rating D

Property ID 231290

Saint Anne's Close, NR34

Asking Price £269,995 Freehold, Energy Rating D

We are delighted to offer the opportunity to purchase this delightful Detached House situated in Beccles. The property offers spacious accommodation throughout comprising lounge/diner, family room, conservatory, ground floor bathroom, kitchen, four bedrooms to the first floor with the added benefit of en-suite facilities to the master bedrooms. This family home is situated within easy reach of local shops, bus routes and schools.

Storm porch with timber clad roof and part glazed main entrance door into recessed lobby.

RECESSED LOBBY

Ceramic floor tiles, porthole feature window to front aspect and radiator.

MAIN HALL

Stairs to first floor, radiator, laminated wood effect flooring.

BATHROOM

Double glazed window to front aspect, low level WC, pedestal wash hand basin, panel bath, shower cubicle, ceramic tiled walls, waterproof aqua flooring, wall mounted cabinet and radiator.

LOUNGE/DINER 16'9 (5.11m) x 12'11 (3.94m)

Double glazed box bay window to front aspect, uPVC double glazed window to side aspect, laminated flooring, TV point, wall lights, French style doors to family room.

FAMILY ROOM 13'3 (4.04m) x 13'1 (3.99m)

Double glazed window to side aspect, feature red brick fireplace with wood burner, radiator, wall lights, fitted carpet and television point.

CONSERVATORY 13'9 (4.19m) x 6'7 (2.01m)

uPVC and brick construction, tiled floor, two wall mounted electric heaters, uPVC part glazed door to patio.

KITCHEN 14'3 (4.34m) x 10'11 (3.33m)

Double glazed window to rear aspect. A range of wall and base units inset stainless steel one and half bowl sink and drainer, 'Bosch' oven and hotplate with extractor fan above (featuring induction hob and self clean oven), splash back wall tiles, inset spaces for larder style fridge and freezer, space and plumbing for washing machine, integrated dishwasher, radiator, wood effect flooring, uPVC part glazed door to garden.

FIRST FLOOR

Carpet, loft void, meter and fuse box.

BEDROOM ONE 11'7 (3.53m) x 10'11 (3.33m)

Double glazed window to front aspect, radiator, exposed floor boards.

EN-SUITE

Two piece suite comprising low level WC, inset sink to vanity unit, exposed floor boards.

BEDROOM TWO 10'11 (3.33m) x 7'7 (2.31m)

Double glazed window to rear aspect, one wall of built in cupboards housing central heating boiler and storage space, fitted carpet, radiator.

BEDROOM THREE 13'2 (4.01m) x 10'5 (3.18m)

Double glazed window to side and rear aspect, double built in wardrobe, fitted carpet, radiator.

BEDROOM FOUR 10'6 (3.2m) x 10'9 (3.28m)

Double glazed window to front and side aspect, fitted carpet, radiator, built in shelves.

EXTERNAL

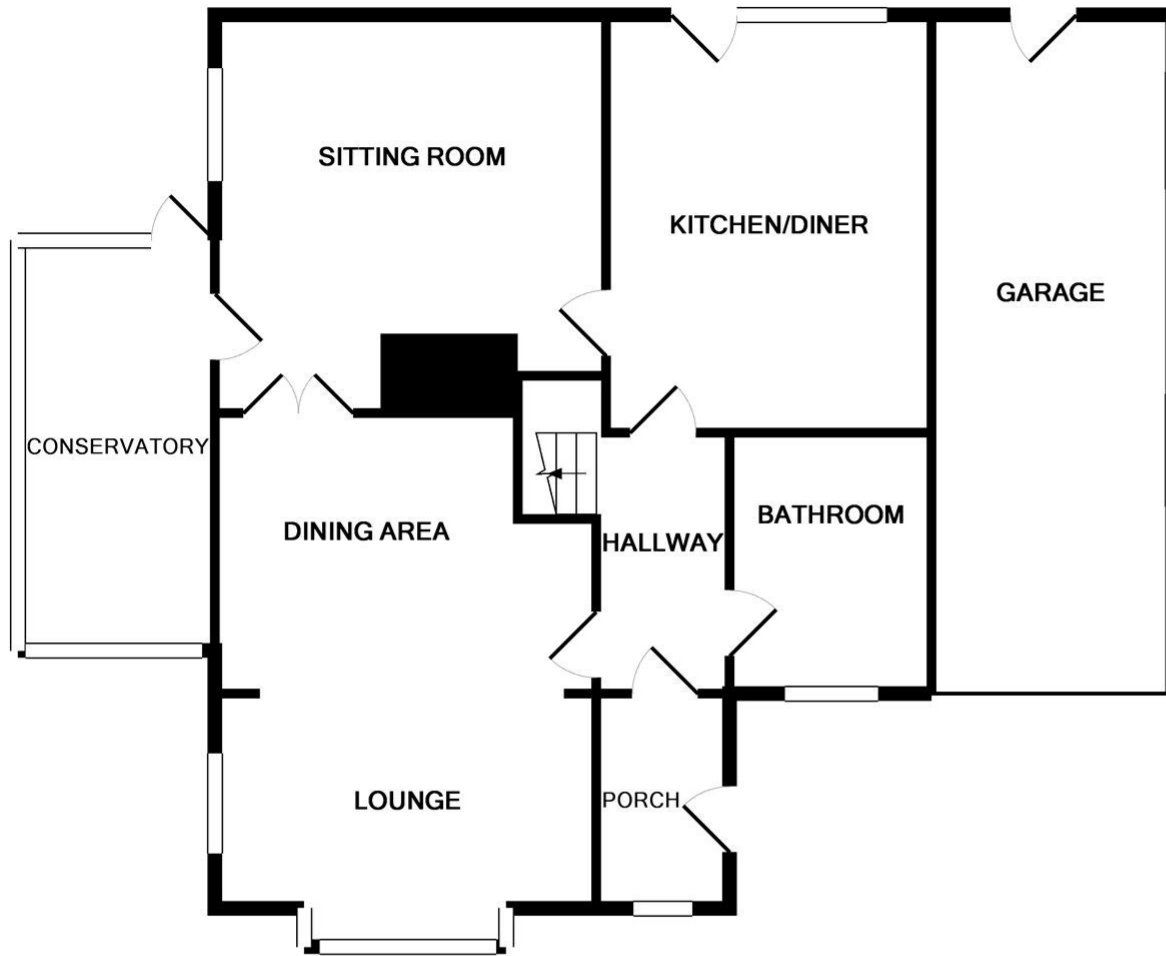
To the front of this family home is a double drive leading to a garage and the main entrance to the property. The property has an extensive well established walled front garden with an abundance of flowering shrubs and borders.

To the rear are patio areas, hard standing for pots, greenhouse.

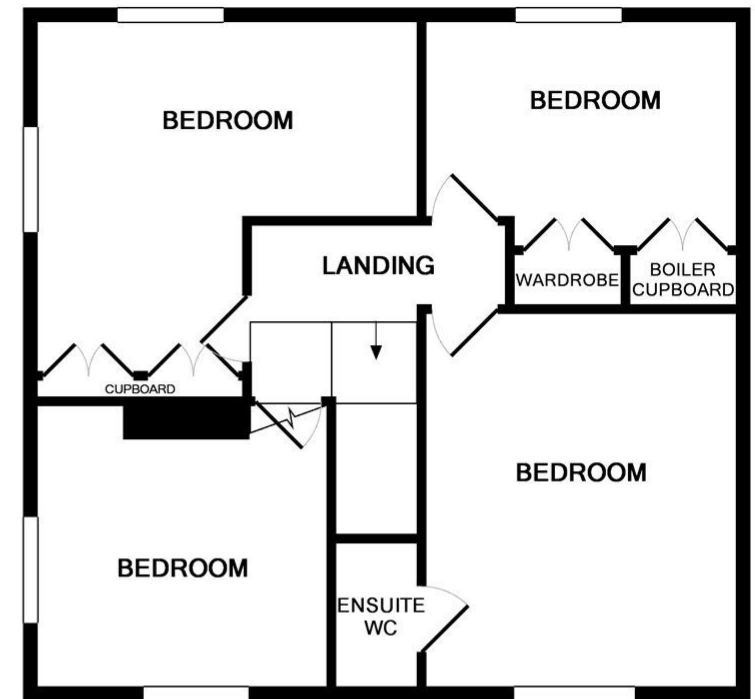
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GROUND FLOOR



1ST FLOOR

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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