



Oaks Lane, Wheatacre - NR34 0AX



Oaks Lane

Wheatacre, Beccles

NO CHAIN! This IMPRESSIVE THREE BEDROOM DETACHED HOUSE is offered to the market with NO ONWARD CHAIN, set in a SUPERB RURAL POSITION that delivers peace, privacy, and stunning countryside views. The house and plot present an exciting re-development opportunity with HUGE POTENTIAL FOR EXTENSION (stp). The grounds extend to approximately 0.3 ACRES (STMS) as well as benefitting from FAR REACHING COUNTRYSIDE VIEWS to all sides. The house itself provides a spacious hallway and porch, SPACIOUS SITTING/DINING ROOM with large windows that frame picturesque rural vistas and flood the space with natural light. The ADJOINING DINING ROOM/STUDY provides extra reception space while the SEPARATE KITCHEN, rear lobby and UTILITY with adjacent W/C complete the ground floor. Upstairs, THREE WELL-PROPORTIONED BEDROOMS provide ample accommodation for families or visiting guests, complemented by a FAMILY BATHROOM and additional storage. This property stands on a GENEROUS PLOT OF 0.3 ACRES (stms), offering plenty of space for both extensions and rural privacy. The LARGE FRONT AND REAR GARDENS wrap around the house and are mainly laid to lawn and provide plenty of space for children to play, pets to roam, or for keen gardeners to create their own outdoor oasis. Mature trees and established hedging

offer privacy and a wonderful backdrop. The driveway provides AMPLE OFF-ROAD PARKING for multiple vehicles, with a DETACHED GARAGE also. With its flexible layout, this home presents a FANTASTIC PROJECT OPPORTUNITY for buyers seeking to add value and tailor the space to their own requirements.

Council Tax band: D

Tenure: Freehold

- No Chain!
- Superb Rural Position
- Generous Plot Of 0.3 Acres (stms)
- Fantastic Project With Excellent Extension Potential (stp)
- Two Reception Rooms
- Separate Kitchen & Utility Room
- Three Ample Bedrooms, Family Bathroom & WC
- Wrap Around Gardens, Driveway Parking And Single Garage

The property is located within the peaceful village of Burgh St Peter, a small rural village close to Aldeby (approximately one mile). The village offers a public house, village hall, post office and farm shop. Some two miles from the Waveney River Centre with swimming pool, public house and restaurant. The market town of Beccles is approximately five miles away and offers a comprehensive range of facilities including road, rail and bus links, along with schooling. The port of Great Yarmouth is approximately thirteen miles to the east and the City of Norwich some twenty miles to the north west.



SETTING THE SCENE

Approached using oaks lane on the very edge of the village, there is shingled driveway parking for multiple vehicles leading to the single garage. Some privacy fencing hides the main entrance door to the side of the house from the driveway.

THE GRAND TOUR

Entering via the main entrance door to the side there is a useful side porch leading into the main hallway with stairs ahead to the first floor landing. The main sitting room is found first with a bright dual aspect over looking the front gardens with the addition of a fireplace also. The kitchen can be found to the rear of the house with fitted storage cupboards and a range of base level units with space for white goods also. A door leads through to the study/dining room from the kitchen with a dual aspect as well as a door to the rear entrance lobby with a door to the rear garden. Off the rear lobby there is a useful w/c and a separate utility room. Heading up to the first floor landing you will find three ample bedrooms and a family bathroom. There are two generous double bedrooms as well as a further single with the bedrooms benefitting from excellent far reaching countryside views. The bathroom provides a three piece suite.

FIND US

Postcode : NR34 0AX

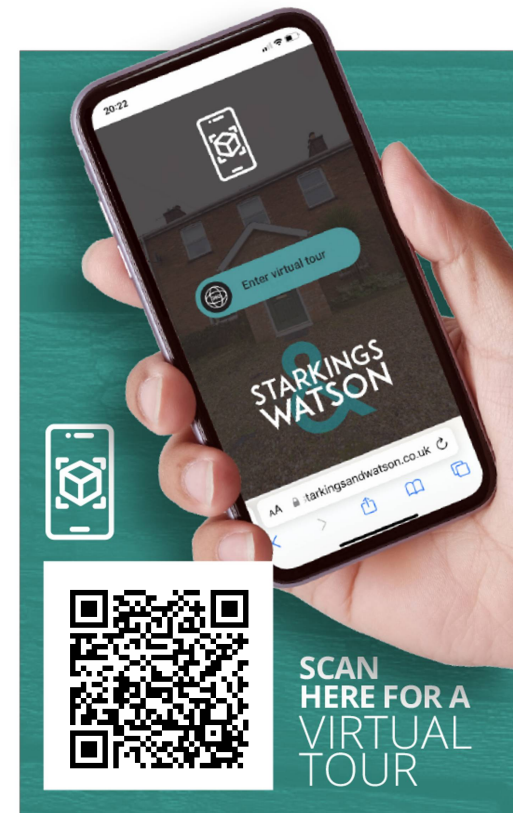
What3Words : ///lottery.condense.basis

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Private drainage, mains electricity and water with electric storage heating can all be found.







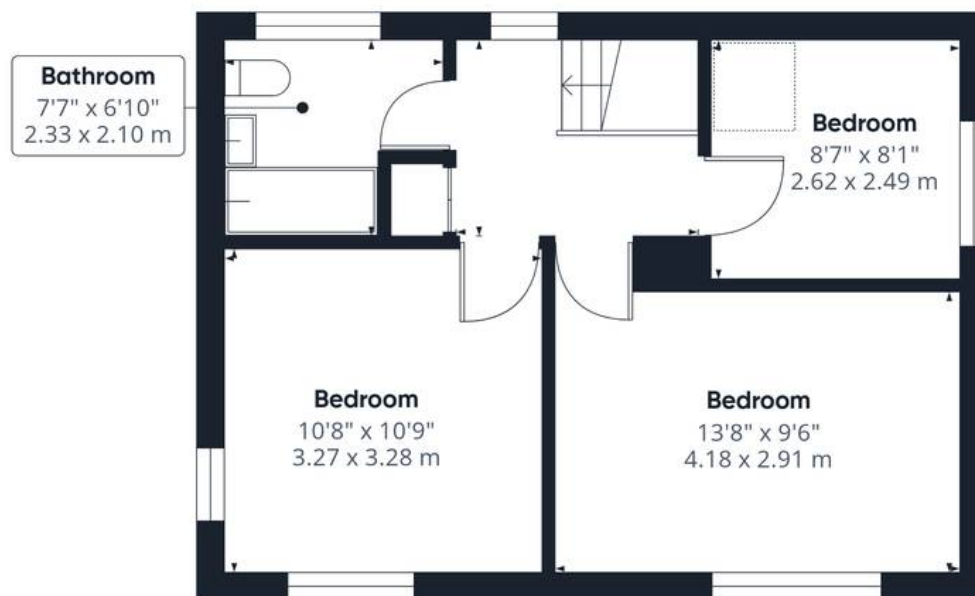
THE GREAT OUTDOORS

With the plot extending to 0.3 acres (stms) there are ample lawns wrapping around the house to all sides. Front lawns and mature trees and hedging lead around the back to the private rear gardens which again are laid to lawn with a paved patio and timber summer house as well as greenhouse and further mature hedging. Passing another timber shed there is a further hidden section of garden with scope for a vegetable garden as well as further lawns and fruit trees.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

979 ft²

91 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.