

£325,000
Asking Price



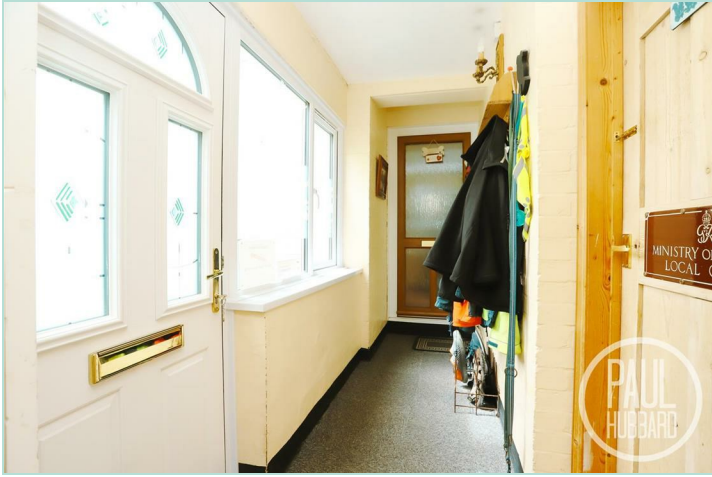
Spinney Close

North Cove, NR34 7PT

- Spacious semi detached family home
- Peaceful rural setting near the North Cove countryside and Broads
- 3 double bedrooms
- Off road parking for multiple vehicles

- Generous corner plot with wrap around garden
- Gas central heating with combi boiler
- UPVC double glazing
- Open plan lounge/ kitchen
- Large conservatory & ground floor study
- Easy access to the market town of Beccles with shops, cafés, and local amenities





Location

North Cove is a highly desirable village on the outskirts of Beccles, offering a peaceful and scenic setting while remaining within easy reach of town amenities. The area is renowned for its charming rural character, tree-lined streets, and proximity to the River Waveney, making it ideal for riverside walks, boating, and outdoor recreation. Residents benefit from convenient access to local shops, schools, and transport links, while the vibrant town centre of Beccles is just a short drive away. North Cove combines village tranquillity with easy connectivity, making it a sought-after location for families, professionals, and retirees alike.



Porch Entrance

3.28 x 1.25

Composite entrance door & double glazed window to the front aspect, tile & carpet flooring, space for storing coats & shoes, loft access and doors opening to the study, utility room and hallway.

Study

3.90 x 2.02

Fitted carpet, dual aspect UPVC double glazed windows and a radiator.



Utility Room

2.79 x 2.30

Tile flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, space for an American style fridge-freezer, a washing machine and an additional fridge or freezer.

Hallway

Fitted carpet, doors opening to a storage cupboard & the open-plan lounge/ kitchen area and UPVC French doors opening to the conservatory.



Lounge/ Diner & Kitchen/ Breakfast Room

7.86 x 5.49

Laminate flooring, x2 UPVC double glazed window to the front aspect, decorative fireplace, x2 radiators and opening to the kitchen. The kitchen comprises laminate flooring, UPVC double glazed window to the rear aspect, base units, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, tile splash backs, built-in oven, gas hob & extractor hood, central island with storage shelves & space for bar stools, a large floor to ceiling pantry cupboard and a UPVC door opens to the conservatory.



Conservatory

6.20 x 3.57

Exposed floorboards, dual aspect UPVC double glazed windows, radiator, x2 sets of UPVC French doors (to the hallway & out to the garden).

Stairs to the First Floor Landing

Fitted carpet, UPVC double glazed window to the rear aspect, loft access (a large loft space with a pull down ladder, housing the gas combi boiler) and doors opening to the bedrooms & bathroom.

Bedroom 1

4.35 x 3.36

Fitted carpet, dual aspect UPVC double glazed windows and a radiator.

Bedroom 2

3.47 x 3.34

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bedroom 3

3.10 x 2.41

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

Bathroom

2.17 x 1.98

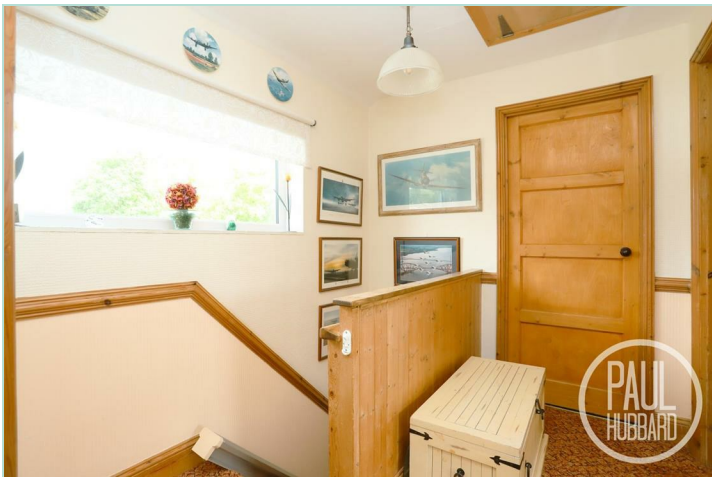
Vinyl flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, toilet & wash basin set into a vanity unit with a mixer tap, a walk-in mains fed shower with a rainfall & handheld head and tile splash backs.

Outside

The property occupies a generous corner plot with wrap-around gardens enclosed by substantial timber fencing. The front garden is entered through a charming timber archway and is mainly laid to lawn, with established shrub borders and a traditional picket fence, while a pathway leads to the main entrance door.

To the rear, there is a generous laid lawn and patio area, providing the perfect space for outdoor seating and entertaining. The garden is complemented by mature planting and includes three timber storage sheds for additional storage. Fully enclosed by timber fencing, the rear garden also benefits from double gated access, providing secure off-road parking for multiple vehicles.

Financial Services








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

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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 guidance 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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