



Coney Hill, Beccles - NR34 7AZ

**STARKINGS
&
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HYBRID ESTATE AGENTS



Coney Hill

Beccles

This IMPRESSIVE FOUR/FIVE BEDROOM DETACHED FAMILY HOME is presented in EXCELLENT ORDER, having been REFURBISHED INTERNALLY in recent years to create a welcoming and stylish environment. Step through the inviting entrance hall into the SPACIOUS 19' SITTING/DINING ROOM, a wonderful open-plan space that flows seamlessly onto the rear garden (perfect for entertaining or relaxing with family). The NEWLY FITTED INTEGRATED KITCHEN boasts CONTEMPORARY UNITS, modern appliances, and ample workspace, making it a true hub for family life. The ground floor also features a VERSATILE EN-SUITE BEDROOM, ideal for guests, multi-generational living, or a home office. Upstairs, four further bedrooms offer flexible accommodation for growing families, complemented by a NICELY FITTED FAMILY BATHROOM with quality fixtures. The property benefits from a LIGHT-FILLED INTERIOR, neutral décor, and practical storage throughout. Well located for LOCAL AMENITIES and the town centre, this home combines convenience with peaceful residential living.



The outside is equally impressive, with an ENCLOSED AND WELL-KEPT REAR GARDEN providing a private retreat for outdoor dining, children's play, or simply unwinding in the sunshine. Mature borders and neat lawn create a tranquil setting, whilst the patio area (accessed directly from the main living space) is ideal for alfresco entertaining. DRIVEWAY PARKING at the front ensures ample space for multiple vehicles, with gated side access offering added security and convenience.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Detached Family Home
- Presented In Good Order Having Been Refurbished Internally In Recent Years
- 19' Sitting/Dining Room Opening Onto Garden
- Newly Fitted Integrated Kitchen
- Five Bedrooms Including Ground Floor En-Suite Bedroom
- Nicely Fitted Family Bathroom
- Enclosed & Well Kept Rear Garden & Driveway Parking
- Well Located For Local Amenities & Town Centre



The property is located on the outskirts of Beccles, a short walk or drive, and offers local amenities including primary schooling, post office, newsagents, pharmacy and hairdresser. The busy market town of Beccles offers many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, where there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by.

SETTING THE SCENE

Approached via Coney Hill, The house benefits from driveway parking to the front with a pathway leading to the main entrance door. There is also a well kept front lawn and gated side access to the rear garden.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a welcoming entrance hall with stairs ahead to the first floor landing as well as understairs storage. To the left is the useful ground floor bedroom or study room depending on preference (formerly the garage) with fitted storage and a ground floor en-suite shower room and w/c. Straight ahead off the hallway is the main reception room extending to approximately 19' (stms) with a dual aspect to front and rear as well as double doors onto the rear garden, providing ample space for both sitting and dining. The kitchen flows off the main reception and has been recently re-fitted now offering a range of wall and base level units with quartz worktops over. Appliances include a double eye level oven and microwave combi, induction hob, dishwasher, fridge and freezer, whilst a side door opens onto the garden.

Heading up to the first floor landing you will find four ample bedrooms and the family bathroom all off the landing as well as fitted storage. The well presented accommodation and neutral decor create an inviting atmosphere whilst also providing plenty of space for a family. There are four ample bedrooms with two located to the front and two to the rear, all served by the family bathroom which has also been recently re-fitted offering a modern suite with w/c and hand wash basin within a vanity unit as well as double shower cubicle with rainfall shower.

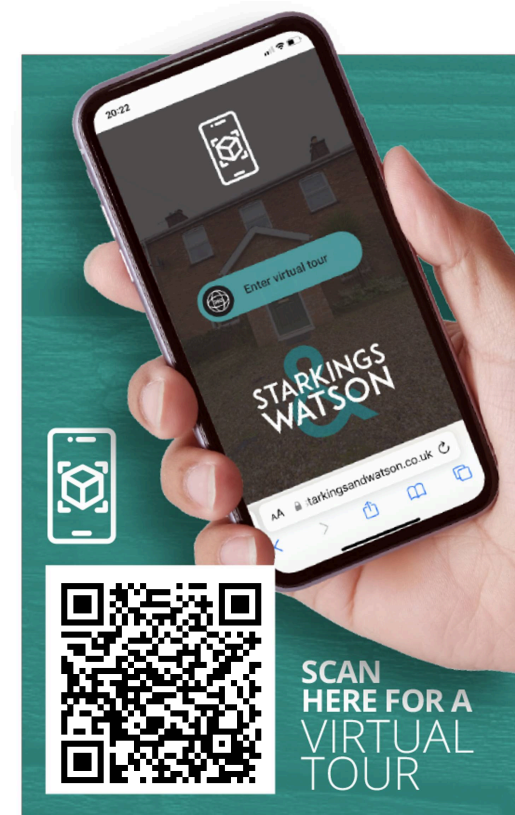
FIND US

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What3Words : ///trending.serenade.overt

VIRTUAL TOUR

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







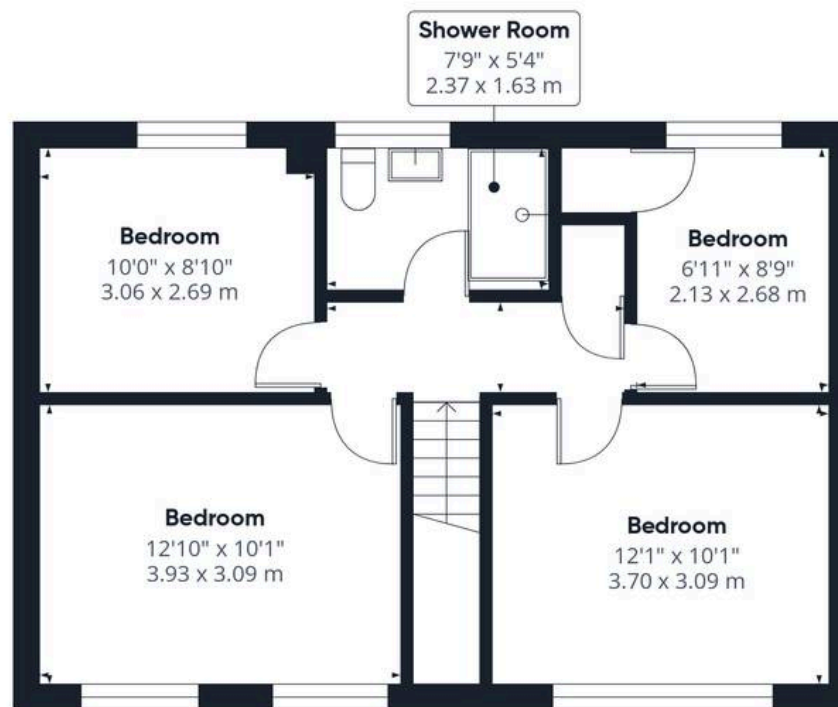
THE GREAT OUTDOORS

The well kept rear garden is fully enclosed with timber fencing surrounding. There is a low level paved patio leading from the living space ideal for outside dining with a useful side storage area and greenhouse. There is a step up to the lawned section with raised planting beds and mature trees and shrubs. There is also a small timber built summer house.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1115 ft²
103.7 m²

Reduced headroom

11 ft²
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.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.