

**Aldreds**  
Estate Agents



89 Grove Road

Beccles, NR34 9RE

Offers Over £440,000



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## 89 Grove Road

Beccles, NR34 9RE

Aldreds are delighted to have the opportunity to offer this handsome and spacious three storey, four bedroom semi detached house with driveway in the popular market town of Beccles. The property boasts a wealth of original and traditional features and must be viewed. On the ground floor there is an entrance hall, lounge, dining room with breakfast recess, kitchen, utility room and a shower room. The first floor has four bedrooms and a bathroom with a fifth bedroom on the second floor. To the rear there is an attractive garden. Gas central heating

### Entrance Hall

Stairs to landing, original feature tiled floor, door to front, stairs to landing, under stair cupboard, radiator

### Lounge

16'0" x 11'10" plus bay (4.89 x 3.63 plus bay)

Bay sash window to front aspect, traditional fireplace with inset tills, picture rail, radiator

### Dining Room

13'9" x 12'5" plus breakfast room recess 9'1" x 4' (4.2 x 3.8 plus breakfast room recess 2.78 x 1.5)

Bay sash window to side aspect, door to rear, window to rear aspect, tiled fireplace, radiator

### Kitchen

12'11" x 10'0" (3.95 x 3.05)

Base units with timber worktops, window to side aspect, sink with mixer tap, gas cooker point, plumbing for washing dishwasher

### Utility Room

5'10" x 4'3" (1.8 x 1.3)

Window to side aspect, plumbing for washing machine, wall mounted gas boiler

### Shower Room

5'10" x 4'7" (1.8 x 1.4)

Shower in cubicle, low level WC, hand basin

### Landing

Airing cupboard, storage cupboard, stairs to landing, radiator





#### Bedroom 2

12'2" x 11'8" (3.71 x 3.58)

bay window to front aspect, strip wood floor, traditional tiled fireplace with tiled hearth, radiator

#### Bedroom 3

13'9" x 12'3" (4.21 x 3.75)

Traditional fireplace, window to side aspect, radiator

#### Bedroom 4

9'11" x 9'7" (3.04 x 2.93)

Sash window to rear aspect, traditional fireplace

#### Bedroom 5

8'6" x 7'10" (2.6 x 2.4)

Window to front aspect

#### Bathroom

8'10" x 5'1" (2.71 x 1.57)

Panel bath, hand basin, low level WC, part tiled walls, window to side aspect, heated towel rail



#### Second Floor Bedroom 1

Window to front aspect

#### Outside

To the front there is a driveway leading down the side. The front forecourt is shingled with bushes & shrubs, tiled pathway to front door. To the rear there is a paved, decked and shingled garden with bushes, shrubs and plants

#### Tenure

Freehold

#### Services

Mains water, electricity, gas, drainage

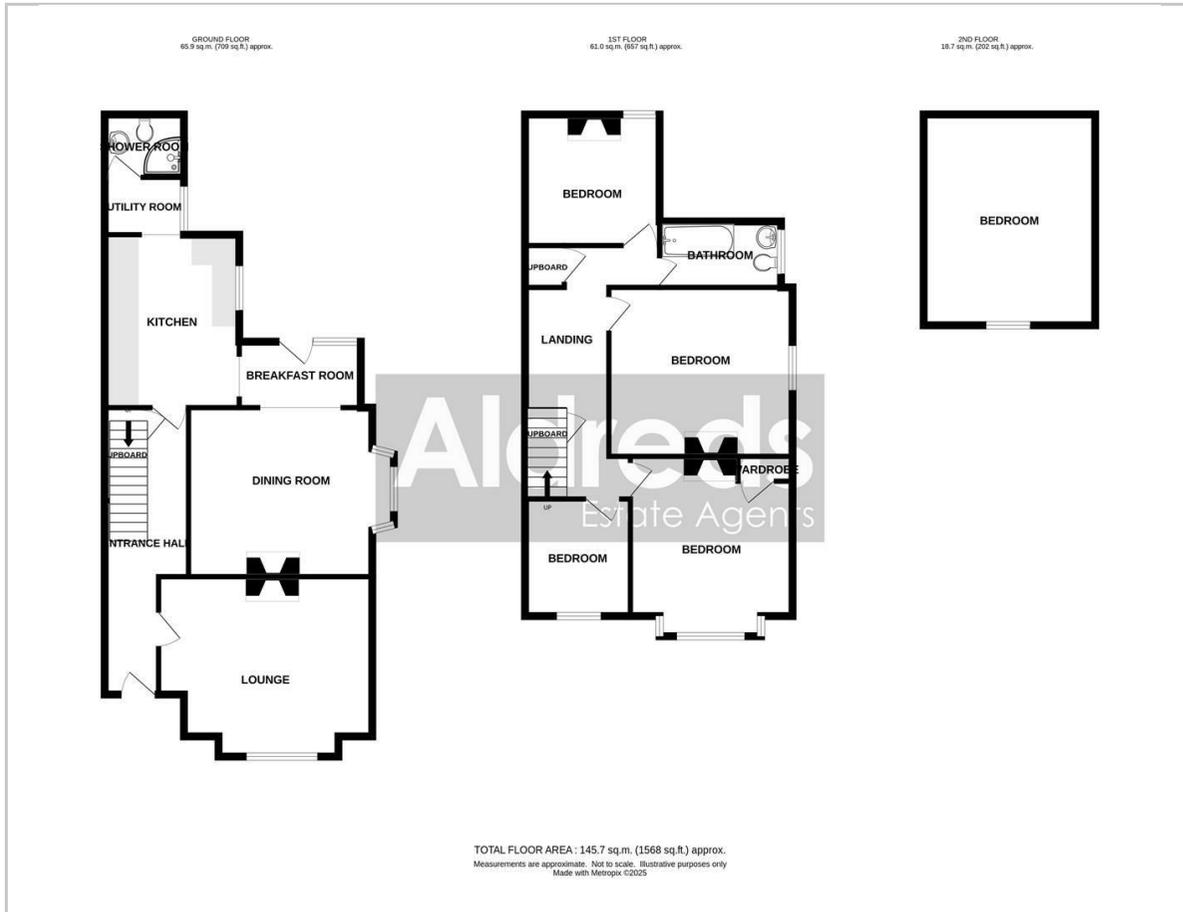
#### Council Tax

Band B

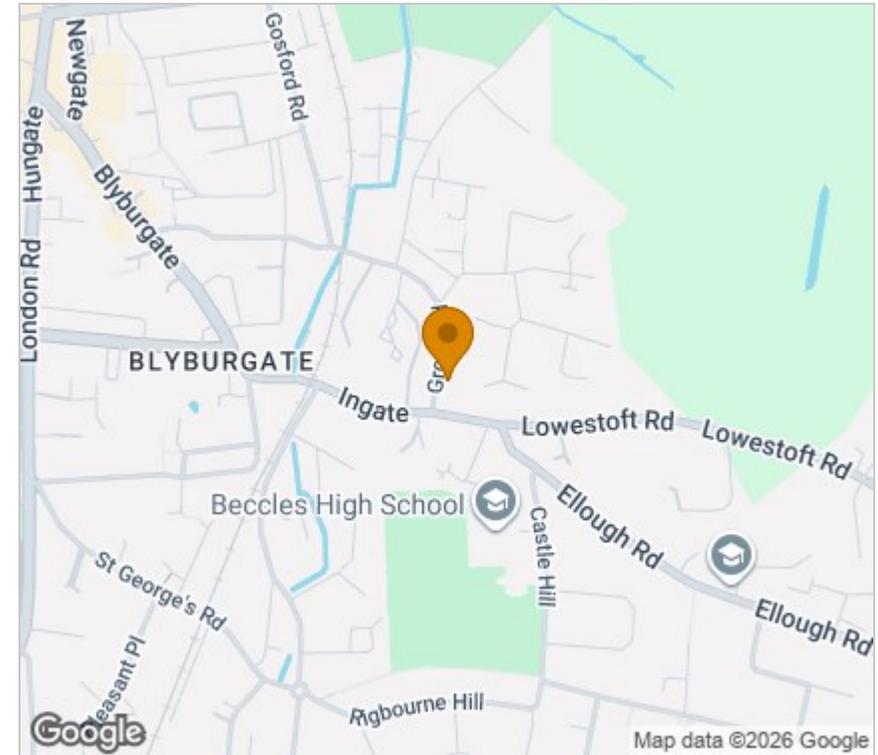
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## Floor Plan



## Area Map



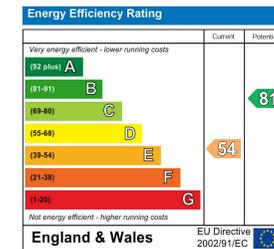
## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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