

£780,000
Asking Price



Hulver Street

Beccles, NR34 7UE

- Characterful period family home
- Approx. 3.7 Acres
- Four separate bedrooms
- Two reception rooms, both with fireplaces
- Modern light-filled Kitchen/Breakfast Room
- Large Conservatory overlooking the garden
- All-purpose Workshop/Garage 1337 sq ft
- Privately owned solar panels & solid fuel heating
- Two separate driveway access points
- Wildlife rich natural grounds

e - info@paulhubbardonline.com

t - 01502 531218

**PAUL
HUBBARD**



Location

Hulver is a small rural village in Suffolk, offering a calm and unspoilt countryside setting. The surrounding area is made up of open fields and quiet lanes, giving it a secluded feel that appeals to those looking for a slower pace of life. The village has a traditional character, with a mix of period cottages and simple homes that reflect its long-standing history. Despite its peaceful nature, Hulver is within easy reach of nearby towns such as Beccles and Lowestoft, making everyday essentials and facilities accessible without being in a busy location. The countryside around the village is well-suited to outdoor activities, with plenty of routes for walking and cycling through the surrounding landscape. The property is set within the Suffolk Coast & Heaths National Landscape (Area of Outstanding Natural Beauty), an area renowned for its unspoilt scenery, diverse wildlife and exceptional natural beauty, offering a truly idyllic rural lifestyle while remaining within easy reach of nearby market towns and the Suffolk coastline.



Entrance Hall

Entrance door to the front aspect, fitted carpet, doors opening to the sitting room & dining room and stairs lead to the first floor.

Sitting Room

4.68m x 4.22m

Pamments tile flooring, double glazed window to the front aspect, electric radiator and a cast iron multi-fuel burner showcased within an elegant mantel and surround.



Dining Room

4.21m x 4.21m

Fitted carpet, double glazed window to the front aspect, radiator and a cast iron burner (with water tank) and an opening through to the lobby.

Lobby

6.63m x 2.07m

Laminate flooring, UPVC double glazed window to the rear aspect, radiator, electric radiator and doors opening to the bathroom, conservatory and kitchen/ breakfast room.



Bathroom

3.50m x 2.03m

Tile flooring, UPVC double glazed obscure window to the rear aspect, radiator, electric radiator, extractor fan, part-tiled walls, toilet, pedestal wash basin with hot & cold taps and a freestanding claw foot bath tub with a mixer tap with a shower attachment.



Conservatory

5.06 max x 6.48 max

Tiled flooring and dual-aspect double-glazed windows offer spectacular views of the garden and beyond, with a door providing direct access to the garden.

Kitchen/ Breakfast Room

4.84m x 4.10m

Laminate flooring, dual aspect UPVC double glazed sash windows, garden views from rear window, electric radiator, units above & below, laminate work surfaces, inset ceramic sink & drainer with mixer tap, a large oven, central island with additional storage, integrated fridge, laminate work surface & space for bar stools, spotlights and a stable door opens into the utility room.

Utility Room

3.70m x 2.13m

Tile flooring, UPVC double glazed window to the side aspect, timber work surface, space for a washing machine, tumble dryer & freezer and a door opens to the rear garden.

Stairs leading to the First Floor Landing

Fitted carpet, spotlights, loft access and doors opening to the bedrooms & shower room.

Bedroom 1

4.74m x 4.24m

Fitted carpet, double glazed window to the front aspect, radiator, built-in wardrobes and a door opening to a storage cupboard.

Bedroom 2

4.24m x 4.23m

Fitted carpet, double glazed window to the front aspect, radiator and an electric radiator.

Bedroom 3

3.22m x 2.18m

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

Bedroom 4

3.23m x 2.23m

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe (housing the water cylinder).







Shower Room

3.35m x 1.28m

Fitted carpet, UPVC double glazed obscure window to the rear aspect, spotlights, heated towel rail, toilet, pedestal wash basin with hot & cold taps, mains-fed shower with rainfall head set into a large cubicle enclosure and an electric heater.

Outside

The property sits within approximately 3.7 acres of picturesque grounds, offering a wonderful balance of maintained gardens and natural meadowland. To the front, a large shingle frontage creates an impressive approach, complemented by a well-kept lawn with established plants and shrubs, while a pathway leads around to the rear gardens and outbuildings with gated access to the wider land.



Immediately behind the property, the main rear garden is beautifully maintained, featuring a generous shingle area ideal for outdoor seating and dining, a neatly kept lawn, well-planted beds and borders with mature plants, shrubs and fruit trees, and raised planters perfect for growing your own fruit and vegetables. This section of the garden is fully enclosed from the wider land, making it suitable for pets, with gated access through to the remaining grounds.



Beyond this lies stunning wild meadowland with scenic walking areas, mature trees and two freshwater ponds that attract an abundance of wildlife, with muntjac deer often spotted. A summer house overlooks the pond area, providing a peaceful place to relax.

The property benefits from two separate driveways, one serving the house and the other providing dedicated access to the workshop and business area. Additional outbuildings include a wood shed with a stable-style door, a powered garden shed with windows and shelving, and a substantial workshop comprising two large working rooms with power, lighting, UPVC double glazed windows, large double doors, a kitchen area, toilet and wash basin, making it ideal for business or practical use.

Financial services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







Tenure: Freehold
 Council Tax Band: E
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C	78	
(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	

DETAILS



DESIRED FLOOR



STREET



While 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 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.
 Made with Metropix 12/2018

Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

Agents Note: 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