



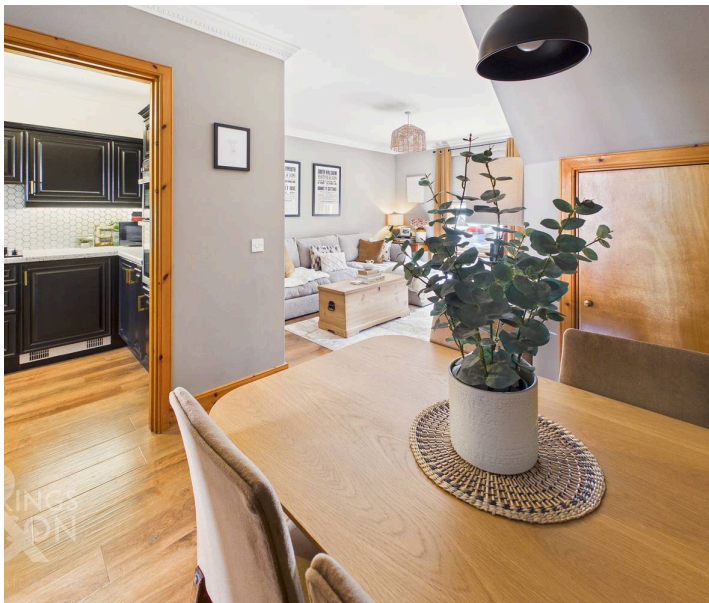
Old College Close, Beccles - NR34 9LY



## Old College Close

Beccles

WELCOME TO THIS IMMACULATE TWO BEDROOM MID-TERRACED HOUSE, ideally positioned within a SOUGHT-AFTER TOWN CENTRE DEVELOPMENT in the HEART OF BECCLES. The house offers stunning furnishings with contemporary finishes and a welcoming atmosphere throughout. As you step inside, you are greeted by an ENTRANCE HALLWAY leading seamlessly into the RE-sitting/dining room providing plenty of space for entertaining guests. Off the kitchen is the FITTED AND MODERNISED KITCHEN, complete with INTEGRATED APPLIANCES perfect for culinary enthusiasts or those who love to entertain. Off the sitting room there is a small, purpose utility space with plumbing for white goods as well as a ground floor W/C. This flows beautifully into the ADDITIONAL GARDEN ROOM beyond (ideal as a reading nook, playroom, or home office), ensuring flexible living space to suit a range of lifestyles. Upstairs, TWO AMPLE BEDROOMS await, both presented to a high standard with generous proportions and built-in storage options, while the STUNNING FAMILY BATHROOM boasts contemporary tiling, a luxury three-piece



suite, and premium fixtures for a spa-like experience. The property's IMMACULATE PRESENTATION is evident in every detail, from the stylish flooring to the tasteful décor, creating a true TURN KEY CONDITION that is ready for immediate occupation. With ALLOCATED PARKING for added convenience (a rare benefit in this location), this home is perfectly suited as a SECOND HOME or HOLIDAY LET INVESTMENT, offering excellent potential for both personal use and rental income with a LOW-MAINTENANCE LIFESTYLE within walking distance of the town centre's vibrant amenities, shops, and restaurants. Whether you are looking to downsize, invest, or secure a stylish pied-à-terre, this property combines CONTEMPORARY LIVING with an unbeatable location, ensuring a superb opportunity not to be missed.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

Located in the heart of Beccles off Ballygate, the property enjoys a residential position within walking distance to local amenities. The busy market town offers many shops, opticians, 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. There is also a very useful train station within the town offering connections to London.

- Modern Mid Terrace Home
- Excellent Town Centre Location On Sought After Development
- Immaculate Presentation Throughout
- Sitting/Dining Room With Additional Garden Room Beyond
- Re-fitted & Modernised Kitchen With Integrated Appliances
- Two Ample Bedrooms & Stunning Family Bathroom
- Enclosed Courtyard Style Rear Garden & Allocated Parking Spot
- Ideal Second Home/Holiday Let Investment In Turn Key Condition

#### SETTING THE SCENE

Approached via Ballygate in the heart of Beccles you will find Old Collage Close, a small development built by reputable local builders Sabbertons in the 1980's. Allocated parking can be found within the shared courtyard to the rear with the main entrance door to the house off Ballygate itself.

#### THE GRAND TOUR

Entering the home via the main entrance door to the front there is a small entrance hallway with stairs ahead to the first floor landing as well as a door into the main reception space. The sitting/dining room provides a large window to the front as well as wood effect flooring and a large understairs cupboard. A door leads through to the utility space as well as a door to the kitchen also. The re-fitted kitchen is presented in excellent order with a range of wall and base level units with rolled edge worktops over. There are integrated appliances to include double eye level oven and grill, gas hob, and fridge. The small utility space provides further storage with plumbing for white goods also. There is access to the ground floor W/C as well as a door into the garden room beyond providing an excellent extra space for sitting and relaxing or home working complete with built in storage and doors out to the garden.

Heading up to the first floor landing there is loft access with a ladder as well as further built in storage. There are two ample bedrooms both of which provide generous fitted wardrobes. The family bathroom also off the landing has been fully re-fitted and is tiled with attractive stone effect tiling as well as bath with shower over, w/c and hand wash basin.

#### FIND US

Postcode : NR34 9LY

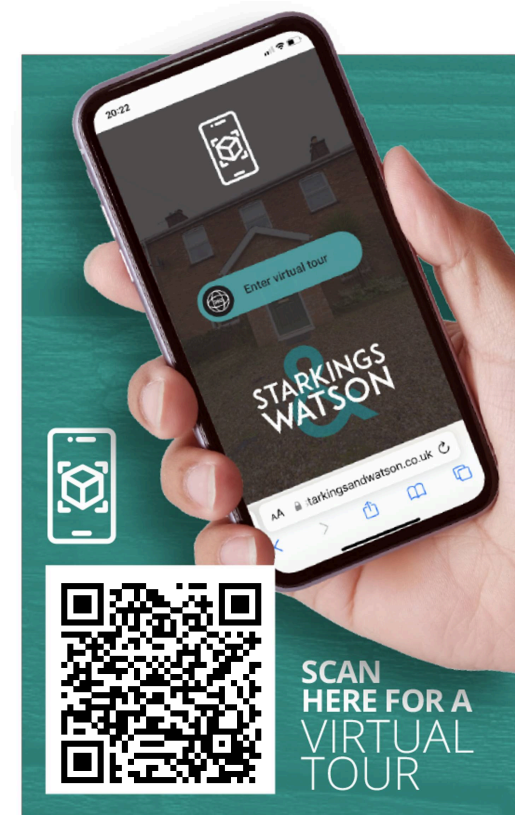
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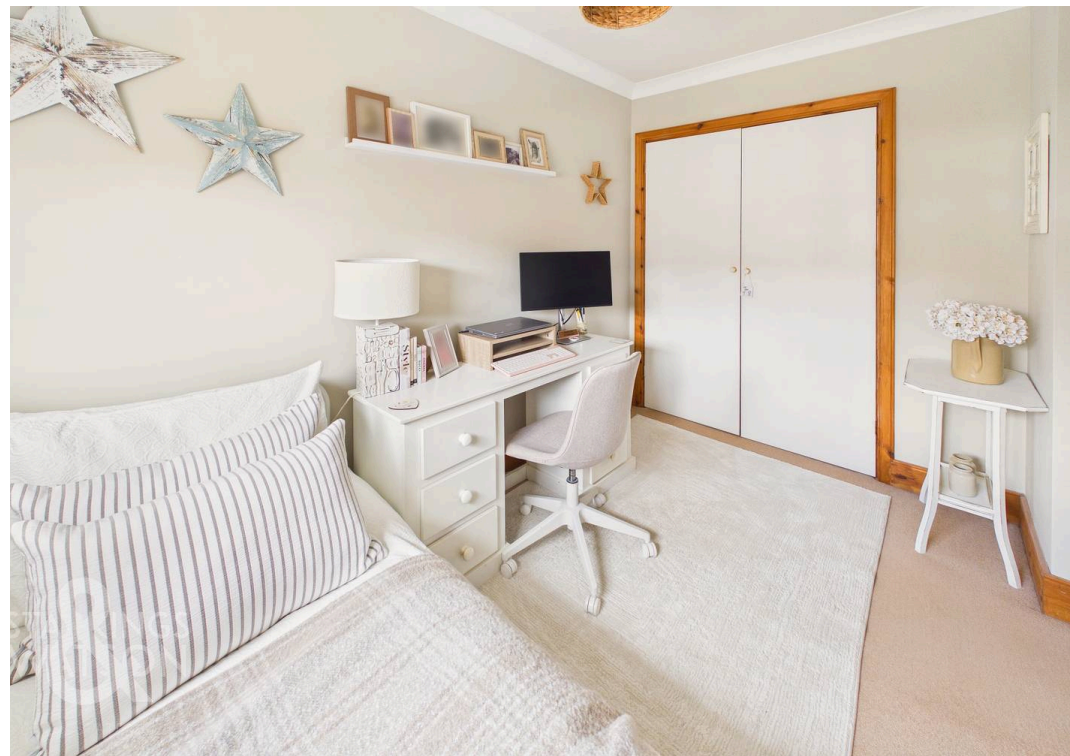
#### VIRTUAL TOUR

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

#### AGENTS NOTE

Buyers are advised there is a communal service charge in place for the development in the region of £300 PA



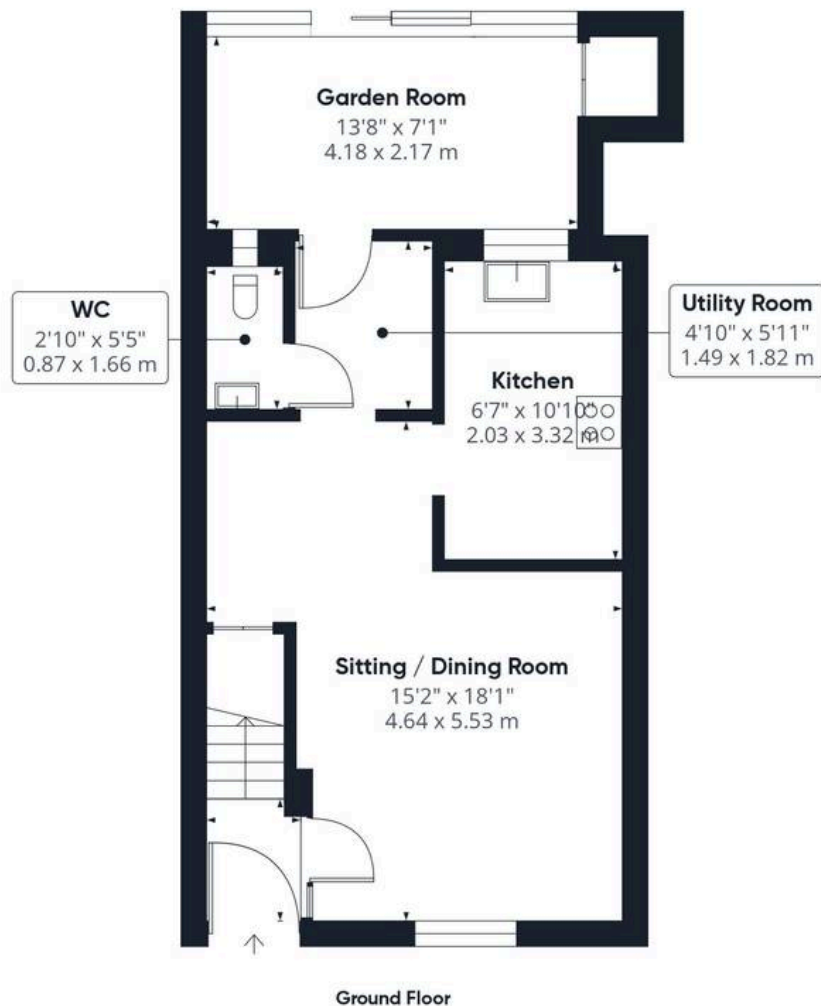




## THE GREAT OUTDOORS

The courtyard style garden provides a lovely space for sitting and relaxing within a quiet and private location. The garden is enclosed with brick wall and a small gate onto the parking area. There are shingled borders and space for table and chairs. The parking space can be found beyond within the parking area allocated for one vehicle.





Approximate total area<sup>(1)</sup>

767 ft<sup>2</sup>  
71.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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 and 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.