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Fuller's Close,
Toft Monks, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

We are pleased to offer this modern, three-bedroom detached house for sale, situated in a delightful cul-de-sac within the village of Toft Monks. The accommodation features a well-proportioned sitting room, a kitchen/dining room, garden room, family bathroom and cloakroom. Outside, the property benefits from a garden, a garage, and off-road parking, along with part ownership of the pond located in front.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Garden Room
- Cloakroom
- Two Double Bedrooms
- Single Bedroom
- Bathroom
- Rear Garden
- Garage
- Off Road Parking



Property

Upon entering the property, you are welcomed into a bright hallway with tiled flooring, offering space for coats and boots as well as a useful under stairs storage cupboard. Opposite the cupboard is a fully tiled cloakroom equipped with a WC, hand wash basin, and wall cupboards. The generous sitting room features wood-effect flooring and two front-aspect windows that provide views of the pond and fill the space with natural light. The well-equipped kitchen includes ample wall and base units, a stainless steel sink with a drainer, an integrated oven, and microwave and a hob with an extractor over. There is also space for a washing machine and a freestanding fridge/freezer. Additionally, the kitchen features a separate storage cupboard and there is room for a small table and chairs. Double doors lead into the garden room which is currently used as a dining area; this bright space is ideal for entertaining and provides direct access to the garden. The first-floor landing leads to three bedrooms, the family bathroom, and an airing cupboard. The large master bedroom includes built-in wardrobes and views to the rear. The second bedroom is also a double and, along with the third bedroom, is situated at the front of the property. The family bathroom comprises a panel bath with an electric shower over, hand wash basin, and a WC.







Outside

The property is situated on a private road and enjoys picturesque views of the cul-de-sac pond. The low-maintenance frontage offers two off-road parking spaces and a garage equipped with a remote-controlled electric door, power, and lighting. A gate leads to the rear garden, which is mainly laid to lawn with mature shrubs and trees. A small hedge border at the rear provides clear views of the neighboring land and countryside. A pathway leads around the property to a wooden shed and a wooden garden arbour located to one side.

Location

The property is located in the village of Toft Monks, which features "The White Lion" public house, Glebeland Community Primary School, a local garage, and access to a regular bus route. A wider range of amenities is available in the nearby market town of Beccles, which offers various shops, restaurants, schools, and supermarkets. Beccles hosts a fresh produce market every Friday and provides a bus station with services to Lowestoft, Norwich, and surrounding villages. Situated on the River Waveney, the town serves as a gateway to the Broads National Park. Additionally, the local train station offers links to London Liverpool Street via Ipswich, and the Suffolk coastline, including the beaches of Southwold and Walberswick, is within easy driving distance.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating, mains water and electricity. Private (shared) sewerage.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR34 0DN

What3Words: ///relying.galaxy.tailwind

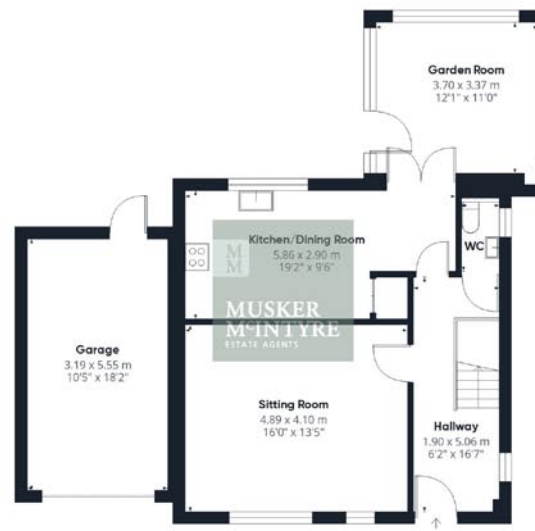
Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £375,000



Floor 0



Floor 1



Approximate total area^m

123.6 m²

1333 ft²

(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

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

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www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk

NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk