



*Rigbourne Hill
Beccles, Suffolk*

Templewicks are delighted to introduce this immaculately presented family home, which has been extensively improved, extended and thoughtfully updated to create a spacious and versatile property ideal for modern family living.

END OF CHAIN

Property Features:

Spacious Four Bedroom Semi-Detached House

Extensively Improved

Entrance Hall

Large Sitting Room

Fitted Kitchen

Generous Conservatory

Ground Floor Bathroom

First Floor Bathroom

Located On The Outskirts Of The Market Town Of Beccles

Close To Both Primary & High Schools



The Property:

The accommodation is particularly well proportioned and offers excellent flexibility, with the ground floor comprising a welcoming entrance hall, sitting room, shower room, well-appointed kitchen, impressive conservatory which has a warm roof, and a further outside garden room which provides an excellent additional entertaining or seating area. To the first floor are four bedrooms and a family bathroom.

The property has been carefully maintained and improved throughout, with the conservatory providing a particularly impressive addition to the accommodation. Currently utilised by the owners as both a dining area and second sitting room, this versatile space offers a wonderful connection between the main house and the garden.

Outside, there is off-road parking to the front for two or more vehicles, together with additional space to the side. The generous rear garden has been thoughtfully landscaped and divided into three distinct areas, providing a variety of seating, entertaining and recreational spaces. There is a wooden storage shed and summer house.











Additional Information:

Local Authority : East Suffolk

Council Tax Band: B

Services: Gas connected for hot water and central heating, electricity connected, mains water connected and mains sewer.

Viewings: By Appointment Only

Post Code: NR34 9JH

EPC Rating: C

Guide Price : £260,000

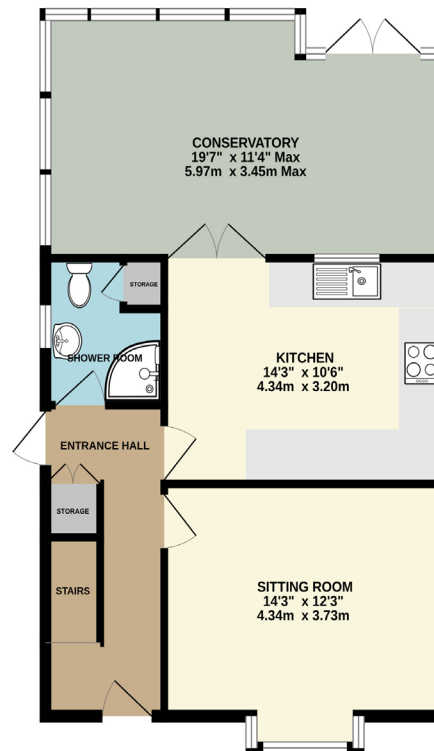
Tenure: Freehold

Property Disclaimer

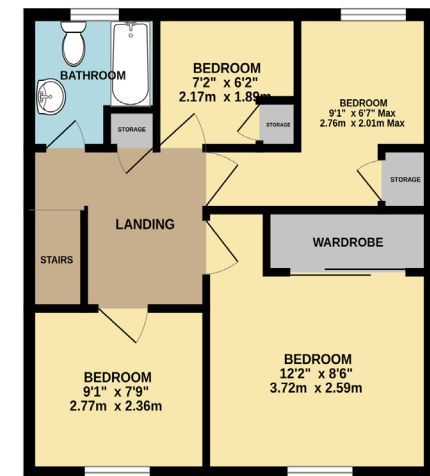
The property details are for guidance purposes only and do not form part of a legal contract. Whilst every care has been taken in preparation of these particulars; we advise potential buyers to check room measurements as all room measurements are approximate and therefore should not be relied upon.

The property is offered subject to contract and availability. Any services, systems or appliances referred to have not been tested by the selling agent unless specifically stated otherwise, and prospective purchasers are advised to satisfy themselves as to their condition and suitability.

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

Whilst 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.

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