



Darby Road, Beccles, NR34 9XX

Guide Price £460,000-475,000



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Property Features

- Immaculately presented
- Double garage
- High specification
- Tucked away position
- High thermal insulation levels
- Non-overlooked gardens
- Freehold
- Council Tax Band D
- Energy Efficiency Rating C.

Full Description

Set back from a small no-through lane, the property enjoys a pleasing tranquil situation found upon a generous corner plot position. The vibrant market town of Beccles offers an extensive and diverse range of many day to day amenities and facilities whilst retaining a strong and active local community. A mainline railway station has a direct line to London Liverpool Street.

The property comprises an individually built and designed three bedroom detached bungalow having been built in 2008 of traditional brick and block cavity wall construction with high thermal insulation levels, sealed unit upvc double glazed windows and doors, whilst being heated by a gas fired central heating boiler via radiators. Internally the property offers spacious and versatile living in the regions of 1,200 sq ft with well proportioned rooms all flooded by plenty of natural light.

The property is accessed via a five bar gate leading onto a brick weave driveway giving extensive off-road parking for a number of vehicles. Adjacent to the property is the benefit of a double detached garage (measuring 14' 7" x 14' 8" (4.45m x 4.49m) of timber construction set upon a concrete base with power/light connected and up and over door to front). The gardens, in essence, wrap around the bungalow with there being good space to the rear of the garage for an additional timber shed, vegetable plots beyond and the main gardens abutting the rear of the property, all being enclosed by concrete posts, panel fencing and brick walling. A paved patio area abuts the rear of the property creating an excellent space for alfresco dining with views over a treeline giving a pleasing leafy green outlook.



The rooms are as follows:

ENTRANCE HALL: 5' 7" x 11' 0" (1.72m x 3.37m)

minimum measurements. A pleasing spacious first impression via composite door to front, oak engineered flooring flowing through, oak internal doors giving access to the principal rooms. Two built-in storage cupboards to side and access to loft space above (insulated and part boarded).

RECEPTION ROOM ONE: 16' 9" x 12' 2" (5.12m x 3.71m)

Found to the rear aspect of the property having views and access onto the rear gardens via French upvc double glazed doors. Oak engineered flooring. Open plan living to the lounge area.

RECEPTION ROOM TWO: 13' 6" x 9' 6" (4.12m x 2.90m)

With window to front, log burner to side and connecting through to the dining area.

KITCHEN/BREAKFAST ROOM: 20' 0" x 8' 5" (6.11m x 2.59m)

A light, bright and airy room enjoying a double aspect with an excellent range of wall and floor units, roll top work surfaces and space for integrated appliances.

UTILITY: 4' 8" x 6' 8" (1.43m x 2.04m)

With upvc double glazed frosted door to side giving external access, matching units to that of the kitchen with roll top work surface and space for white goods below.

BEDROOM ONE: 9' 1" x 12' 5" (2.78m x 3.79m)

With bay window to the front aspect being a spacious double bedroom with triple built-in storage units to side and having the luxury of en-suite facilities.

EN-SUITE: 3' 5" x 8' 2" (1.05m x 2.50m)

With frosted window to side comprising of a matching suite in white with walk-in tiled shower cubicle, low level wc and hand wash basin. Heated towel rail.

BEDROOM TWO: 12' 4" x 8' 2" (3.78m x 2.49m)

With window to the front aspect being a spacious double bedroom having fitted triple storage cupboard to side.

BEDROOM THREE: 9' 8" x 8' 2" (2.95m x 2.49m)

With window to the side aspect, although the smaller of the three bedrooms still able to cater for a double bed if required.

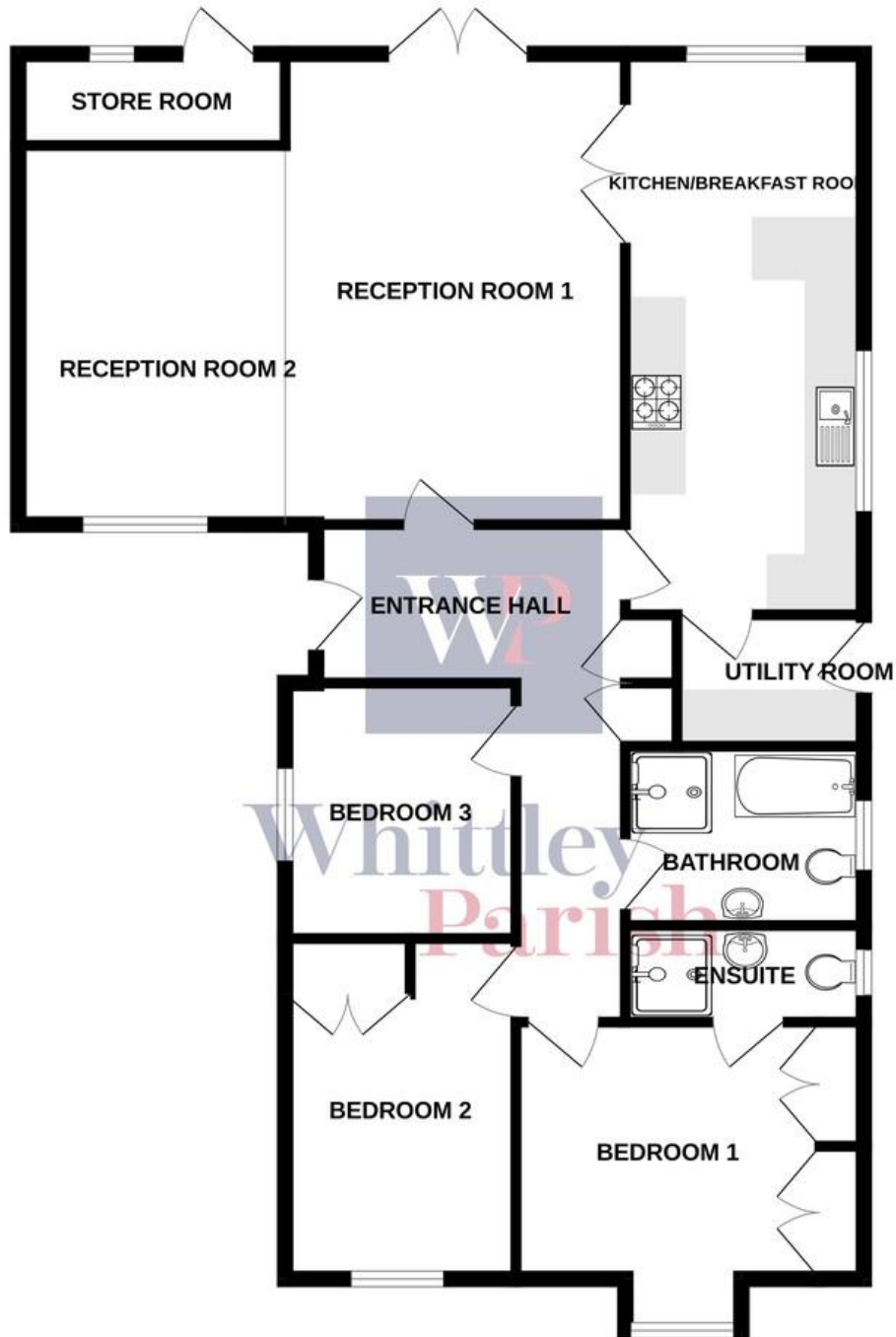
BATHROOM: 6' 4" x 8' 5" (1.95m x 2.59m)

With frosted window to side comprising a modern and contemporary suite in white with double bath, walk-in shower cubicle, low level wc and hand wash basin. Heated towel rail.

OUR REF: LO938



GROUND FLOOR



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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