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*Viewpoint Mews*  
Shipmeadow, Suffolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



A superb opportunity to purchase this attractive and deceptively spacious, three storey, four bedroom family home situated within the popular Viewpoint Mews Development in Shipmeadow. This converted Victorian Workhouse combines a wealth of character with the practicality of modern living, offering superbly proportioned, bright, spacious rooms set over three floors. Outside the property is one of the few that benefits from a large garage/workshop and direct parking to the house, the delightful walled garden is an afternoon and evening sun trap. The property is offered with no onward chain.

**Accommodation comprises briefly:**

- Entrance Hall • Open-Plan Sitting, Dining & Kitchen
- Cloakroom • Master Bedroom & En-Suite
- Bedroom Two (double) • Family Bathroom
- Two Second-Floor Double Bedrooms
- Superb Walled Garden • Garage/Workshop & Parking



**Property**

Entering number '5' via the front door we are welcomed by the entrance hall of this deceptively spacious home. Our stairs rise directly in front of us to the first floor whilst a door to the left opens to the large ground floor cloakroom. To the right we push open the door to the open-plan living, dining and kitchen where the character and space on offer are instantly apparent. The tall ceilings and large windows add to the scale of the home and fill the spaces with natural light. The sitting dining area form a large 'L' shaped room which continues through into the spacious kitchen. Timber effect flooring runs throughout the ground floor adding to the continuity of the three spaces. A feature fireplace offers a cosy focal point to the sitting area whilst in the dining space we find a large under stairs cupboard. The kitchen is fitted with a range of wall and base units set under solid wooden work surfaces. A butler style sink compliments the kitchen and our fitted appliances include an oven, hob, extractor, dishwasher and washing machine. Space is made for a large fridge freezer. From here a door opens to the rear garden. Back in the hall the stairs rise to the first floor where we step onto a large landing. At the head of the stairs we find the master bedroom. This exceptional room commands a stunning view over the Waveney Valley and boasts a large en-suite fitted with a modern shower, wash basin and w/c. Across the landing we find the family bathroom which echoes the modern finish in the en-suite and boasts a low level bath with shower over, wash basin and w/c. Set to the front we find the second double bedroom looking onto the communal gardens. Adjacent our second staircase rises to the upper floor. At the head of the stairs, doors open to the two further exceptional double bedrooms, on the left the slightly smaller room benefits from two windows filling the room with natural light and taking in the exceptional views front and rear. The larger room enjoys a velux window again offering a superb view. This completes the accommodation.













## Outside

From the B1062 Beccles to Bungay road we approach Viewpoint mews over the private roadway which brings us to the front of the site, from here the road splits to the left and right which both lead to the generous off road parking areas. Leading to the left Number 5 boasts its own garage/workshop and direct parking space at the rear of the house where a gate leads us into the rear garden. Approaching the property from the front we pass over the attractive communal garden area which is laid to lawn with planted flower beds and paths leading to each property. The rear garden offers a delightful walled space which has been hard landscaped to provide a variety of low maintenance areas and seating spots. The garden enjoys the westerly aspect making it an afternoon and evening sun trap. At the very rear of the site a large communal open green space is set aside for use by all.

## Location

Shipmeadow is a quiet, rural village, almost equidistant from the market towns of Beccles and Bungay. Viewpoint Mews is a converted Victorian workhouse that enjoys an elevated position surrounded by open fields and green lane walks. A full range of amenities can be found in Beccles, which is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Electric oil filled radiators. Mains electric, water and drainage.

Energy Rating: TBC

## Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR34 8EX

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## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

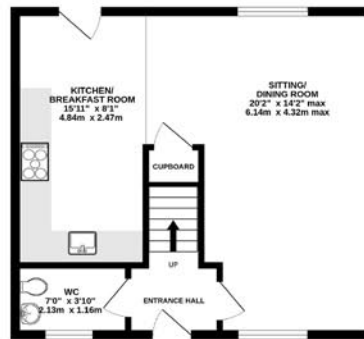
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £275,000**

GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



2ND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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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To arrange a viewing, please call 01986 888160

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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.



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