



Laurels End | Beccles | NR34 9SS
Offers Over £495,000

twgaze

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Established 4 bedroom detached family home set close to the heart of Beccles and just a short walk from the shops and train station. part of a small cluster development of similar style homes. Spacious kitchen/diner and living room. En-suite off main bedroom. Added features, such as utility and ground floor study. Double garage and enclosed rear garden. No chain.

- Established family home
- 4 bedrooms, with en-suite off main bedroom
- Large conservatory
- Double garage and driveway
- Just a short walk from the shops and train station
- Generous kitchen/diner
- Utility and ground floor WC
- No onward chain

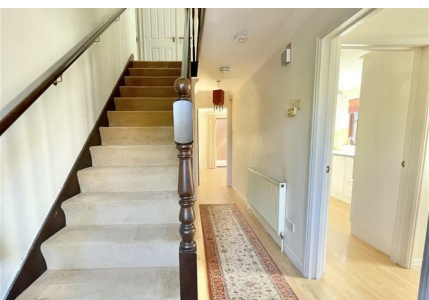
Location

Beccles is a popular Waveney Valley market town which straddles the Norfolk/Suffolk border. The town has lots of heritage, attractive buildings and architecture, as well as River Waveney walks, and quay which are on the edge of the town and attracts pleasure boats and tourism. The town itself has a good selection of boutique and independent shops and traders, cafes, public houses and restaurants, as one may expect. Good day-to day facilities, such as Primary and Secondary schooling, transport links, including bus and rail. Beccles is perfectly placed for swift access to the beautiful Suffolk coastline, with the town of Southwold only a short 30 minute drive away. The historic and cultural city of Norwich is roughly 20 miles away and has a wealth of social and entertainment options, along with an abundance of good quality eateries and vibrant nightlife options. As you would expect, the city caters to all people and is also well connected from a transport perspective, even having its own International airport.

Property

The house presents perfect space for a growing family seeking town living - with all





useful amenities 'on your doorstep!

Forming part of a small cluster development of similar style homes and set down a well maintained shared brickweave driveway, this house benefits from additional features that are often on many buyers wishlists, such as a utility, Study/Office and double garage, to name but a few. Respectfully, the property now requires some updating of the fittings and decor, however, this allows the next owners an opportunity to 'add their own mark' and make it their home. In total, there are 4 bedrooms on the first floor as well as a family bathroom. The ground floor has a spacious feel, especially in the Living Room, Kitchen/diner and large Conservatory, which has doors onto both front and rear garden. The house is being offered for sale with the added benefit of having no onward chain.

Outside

The brick weave driveway allows off street parking for a couple of vehicles and leads to a double garage with 'up and over' door along with a personal door opening into the rear garden.

Lawn to front, with established tree provides a good privacy screening, which extends around to the far side of the house, when a door provides access into the conservatory. The rear garden is enclosed and mainly comprises a paved patio area with BBQ space, ideal for entertaining friends and family. Mature shrubs are stocked within a raised brick flower bed that runs along the rear boundary. Beyond the rear boundary is a single track railway line which services Beccles and transits between Ipswich and Lowestoft.

Agents note:

The residents of Laurels End have a share responsibility for the maintenance and upkeep of the shared driveway.

Services

Mains electricity and water are connected. Gas central heating system. small private drainage system.

How to get there

What3words: ///rattler.bliss.snuck

Viewing

By appointment with TW Gaze

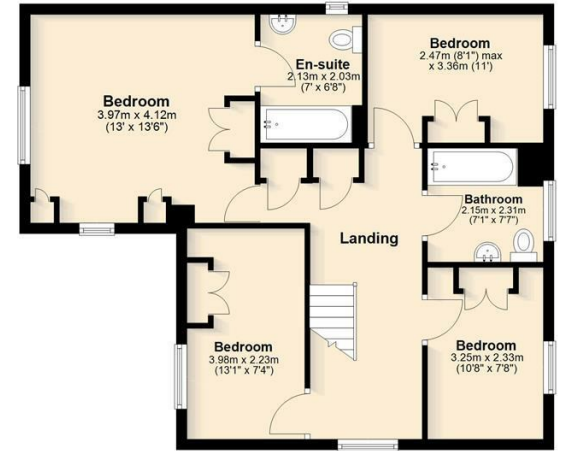
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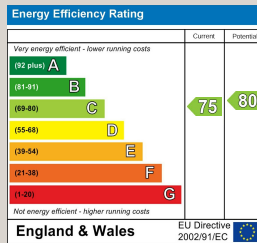


Ground Floor
Approx. 80.7 sq. metres (868.3 sq. feet)



First Floor
Approx. 65.7 sq. metres (706.7 sq. feet)

Total area: approx. 146.3 sq. metres (1575.0 sq. feet)



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