



THE MOORINGS, BULLS GREEN LANE,  
TOFT MONKS, BECCLES, NR34 0FR



Situated in the heart of the sought-after village of Toft Monks, The Moorings is a substantial five-bedroom detached residence occupying a generous plot of just over 0.55

The property enjoys a desirable position overlooking the village pond to the front and open field views to the rear, while being within easy reach of the market town of Beccles.

The accommodation includes an entrance lobby leading to a rear brick and glazed utility area with access to the garden and garage. The main entrance hall provides stairs to the first floor and access to a downstairs shower room, kitchen, sitting room and a ground floor bedroom. The kitchen overlooks the village pond and leads through to the dining room with a box bay window to the front. An open passage connects to a bright sitting room featuring a brick fireplace with woodburner and bi-fold doors opening onto the rear garden. A further bedroom/study is located to the rear with views over the garden. Upstairs, the landing leads to a front-facing bedroom, family bathroom and the master bedroom which opens into an additional room currently used as a seating area but suitable as another bedroom, enjoying impressive rear field views. All first floor bedrooms benefit from eaves and cupboard

storage.

Outside, the property is approached via two separate driveways providing ample off-road parking and access to garages. The front garden is gravelled with established planting. The substantial rear garden features a paved patio, pond, outbuildings and a variety of shrubs, fruit trees and plants, all backing onto open fields.

#### SERVICES

Mains electric and solar panels and water, Air source heating, Septic tank. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

#### TENURE

Freehold.

#### LOCAL AUTHORITY

South Norfolk. Council Tax Band – D



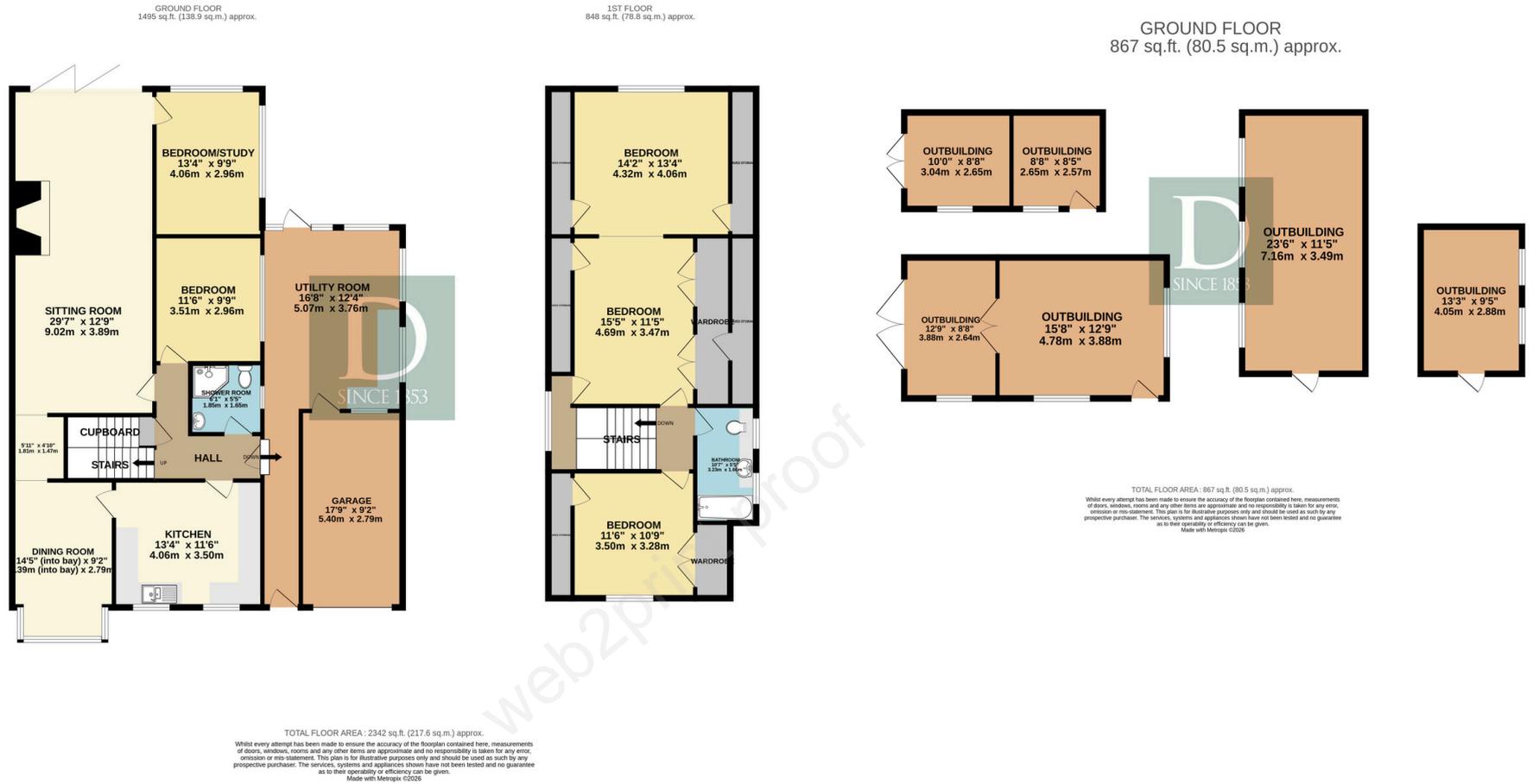


**NO ONWARD  
CHAIN!**





## FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

Durrants, 10 New Market, Beccles, Suffolk, NR34 9HA

Tel : **01502 712122**

Email : **beccles@durrants.com**