



HANNAYS, SNAKES LANE

GELDESTON, BECCLES, NR34 0LW



A Spacious and Beautifully Presented Detached Family Home in a Peaceful Village Setting

Nestled in a tranquil, tucked-away position off Snakes Lane, Hannays is an impressive and well-presented detached family home set within generous private gardens. This delightful property enjoys a peaceful setting in the highly sought-after village of Geldeston, just a short drive from the bustling market town of Beccles and the picturesque Norfolk Broads.

Accommodation

Upon entering, a welcoming entrance lobby with front aspect windows and built-in storage provides a practical and inviting introduction to the home. A door opens to the entrance hall, where stairs rise to the first floor and doors lead to the cloakroom/WC and main reception rooms. The spacious lounge features a charming feature fireplace with wood-burning stove, dual side-aspect windows, and French doors connecting to the impressive open-plan living space beyond. At the heart of the home lies a stunning open-plan kitchen/dining/family room, offering a wonderful sense of space and light with underfloor heating, Velux roof

windows, and windows to two aspects. This versatile area is perfect for modern family living and entertaining, with French doors opening through to the conservatory — a superb additional living space overlooking the gardens and also providing direct garden access.

The kitchen area benefits from an adjoining and well-equipped utility room with a side access door, ideal for busy family life.

First Floor

A bright and spacious landing provides access to four well-proportioned bedrooms, a study/bedroom five, and a family bathroom. The generous master suite is a true highlight, offering a dressing room with fitted wardrobes and a private en suite shower room.



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Outside
Hannays is approached via a driveway leading from Snakes Lane, creating a peaceful and secluded setting. The entrance opens to a large gravel driveway providing ample off-road parking for several vehicles and access to a double garage.

The mature gardens wrap beautifully around the property, with the house sitting centrally within its plot. The outdoor space includes lawns, paved seating and patio areas, and a large vegetable patch, ideal for those seeking a touch of countryside living.

SERVICES

Oil fired central heating, mains electric and septic tank drainage (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

South Norfolk Council. Council Tax Band – F





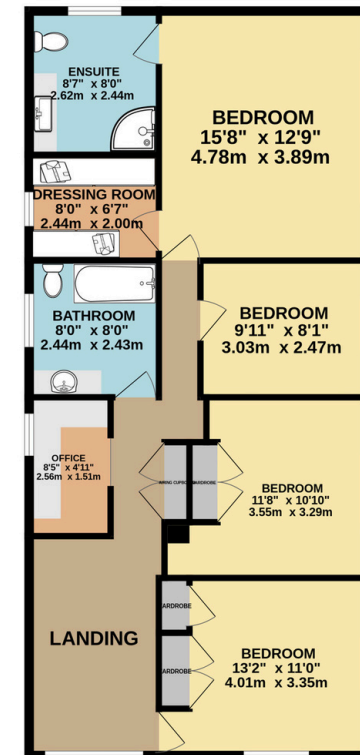
NO ONWARD
CHAIN!



GROUND FLOOR
1873 sq.ft. (174.0 sq.m.) approx.



1ST FLOOR
966 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA : 2838 sq.ft. (263.7 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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