



27 Pinewood Gardens, North Cove, Beccles, NR34 7PG

£300,000

Another property SOLD by Ange & Co!

- NO CHAIN
- POPULAR VILLAGE LOCATION
- MODERN KITCHEN
- DINING ROOM
- LOUNGE
- STUDY
- BATHROOM & DOWNSTAIRS WC
- LAID TO LAWN FRONT & REAR GARDENS
- DRIVEWAY & PART CONVERTED GARAGE



### ENTRANCE PORCH INTO HALLWAY

Through the uPVC part double glazed door into the entrance porch of this extended and improved home... Providing the perfect place to leave your outdoor wear, the porch has tiled flooring, opaque uPVC double glazed windows and internal door into the hallway... Tiled flooring, cupboard offering your storage solution, carpeted stairs to the first floor and door into the...

### LOUNGE

7.24m x 3.01m (23'9" x 9'10")

Overlooking the front of the home through the uPVC double glazed window, the lounge has fitted carpet, uPVC double glazed windows to the side of the home, radiator and power points. Door into the...

### STUDY

3.00m x 1.77m (9'10" x 5'9")

This versatile space lends itself to be the study and features fitted carpet, uPVC double glazed window overlooking the rear garden, radiator and power points.

### DINING ROOM

3.34m x 2.75m (10'11" x 9'0")

Tiled flooring, under floor heating, power points, cupboards offering your storage solution, opening into the inner hallway and the...

### KITCHEN

3.76m x 3.43m (12'4" x 11'3")

Modern fitted kitchen comprises a range of wall and base units with quartz worktop, inset composite sink / drainer, integrated appliances include double oven, hob with extractor fan over, fridge / freezer, dishwasher and space / plumbing for your chosen appliances. Tiled flooring, under floor heating, uPVC double glazed window, power points and uPVC double glazed French doors out to the rear garden.

### INNER HALLWAY

Tiled flooring and doors into the reception room, partially converted garage and...

### CLOAKROOM / WC

1.59m x 0.86m (5'2" x 2'9")

White suite comprises a low level WC and vanity unit with inset basin; tiled flooring.

### RECEPTION ROOM / BEDROOM 4

5.12m x 2.42m (16'9" x 7'11" )

Versatile second reception however you choose to utilise has laminate flooring, under floor heating, uPVC double glazed window and power points.

### FIRST FLOOR - LANDING

Carpeted stairs to the first floor with doors to all bedrooms and bathroom. Fitted carpet, uPVC double glazed window and cupboard offering your storage solution.

### BEDROOM 1

3.28m x 3.03m (10'9" x 9'11")

Good size double bedroom to the front of the home has fitted carpet, uPVC double glazed window, radiator, TV and power points.

### BEDROOM 2

3.95m x 2.48m (12'11" x 8'1")

Another double bedroom has fitted carpet, uPVC double glazed window, radiator and power points.

### BEDROOM 3

2.48m x 1.93m (8'1" x 6'3")

Last but certainly not least... Fitted carpet, uPVC double glazed window, radiator and power points.

### BATHROOM

2.39m max x 1.89m max (7'10" max x 6'2" max)

White suite comprises a low level WC, vanity unit with inset basin and panelled bath with electric shower over. Fitted carpet, opaque uPVC double glazed window and radiator; loft access in situ.

### OUTSIDE

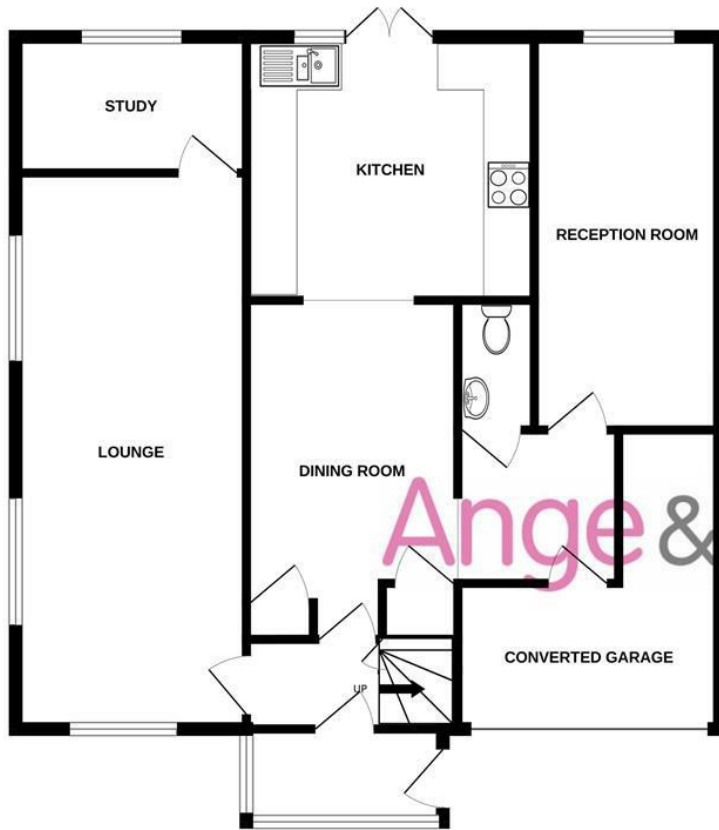
Laid to lawn frontage has mature trees and shrubs set into borders; driveway provides off-road parking and gives access to the... CONVERTED GARAGE (4.59m max x 3.52m max (15'0" max x 11'6" max)) with electric roller door, light and internal door into the inner hallway. To the rear, the laid to lawn garden has mature trees and shrubs set into borders and a raised decking area. Outside lighting, water tap and gated side access leading to the front of the home.

### FREEHOLD TENURE

### EAST SUFFOLK COUNCIL TAX - BAND C

### ENERGY PERFORMANCE CERTIFICATE RATING - D

GROUND FLOOR  
924 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



Ange & CO

PINEWOOD GARDENS, NORTH COVE, NR34 7PG

TOTAL FLOOR AREA: 1279 sq.ft. (118.8 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.  
Made with Metropix ©2023