



## Beccles Road, South Oulton Broad NR33 8QT

£340,000

- NO CHAIN
- OPEN-PLAN KITCHEN
- SHOWER ROOM & BATHROOM
- SUBSTANTIAL HOME
- GARDEN ROOM WITH BI-FOLDS
- DRIVEWAY
- 2 RECEPTIONS
- 3 BEDROOMS
- LONG REAR GARDEN

Another property SOLD by Ange & Co!

### ENTRANCE HALLWAY

Through the original front door with stained glass side panels, into the hallway of this Victorian home; access to 2 receptions and stairs up to the first floor. Laminate flooring, radiator and under stair cupboard.

### LOUNGE 4.12m x 3.79m (13'6" x 12'5")

Good size reception overlooks the front of the home through the uPVC double glazed windows; fitted carpet, radiator, TV / power points and fireplace.

### RECEPTION 4.16m x 3.71m (13'7" x 12'2")

Another good size reception provides options; laminate flooring, uPVC double glazed window, radiator and TV / power points. Fire place and built-in cupboards give storage; door to...

### REAR LOBBY

With access to the side of the property, kitchen and the...

### CLOAKROOM / WC

White suite comprises a pedestal basin and WC; tiled flooring and extractor.

### KITCHEN / BREAKFAST ROOM 4.99m x 3.55m (16'4" x 11'7")

Wall and base units with worktop, inset sink / drainer, oven and electric hob with extractor fan over; space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed windows, radiator, power points and gas central heating / domestic hot water boiler in situ. Large opening into...

### GARDEN ROOM 3.91m x 3.80m (12'9" x 12'5")

Excellent extension to the home provides great space and brings the outside in with a large sky lantern and bifolding doors. Laminate flooring, radiator, TV and power points.

### FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to bedrooms 1, 2 and the...

### SHOWER ROOM

White suite comprises pedestal basin, WC and enclosed double cubicle with mains shower. Tiled flooring, opaque uPVC double glazed window, radiator and extractor.

### BEDROOM 1 4.11m x 3.65m (13'5" x 11'11")

Double bedroom with front aspect; fitted carpet, uPVC double glazed windows, radiator, TV / power points and fireplace.

### BEDROOM 2 4.16m x 3.71m (13'7" x 12'2")

Another double bedroom with fitted carpet, uPVC double glazed windows, radiator, TV / power points and tiled fireplace; loft access in situ with ladder.

### REAR LANDING

With access to bedroom 3 and the bathroom. Fitted carpet, uPVC double glazed window.

### BATHROOM 3.35m x 1.96m (10'11" x 6'5")

4 piece suite comprises a pedestal sink, WC, corner bath with mixer tap and shower attachment and a separate enclosed cubicle with mains shower. Tiled flooring and shaver point.



BECCLES ROAD, SOUTH OULTON BROAD, LOWESTOFT, NR33 8QH

TOTAL FLOOR AREA: 1345 sq ft (124.5 sq m) approx.

While every effort has been made to ensure the accuracy of the description, measurements of areas, volumes, contents and fittings given are approximate and are not intended to be a guarantee of accuracy. The services, systems and appliances shown have not been tested and are for information only. Please contact the agent for further details.

### BEDROOM 3 3.53m x 2.48m (11'6" x 8'1")

Overlooking the rear garden through the large uPVC double glazed window; fitted carpet, radiator, TV and power points.

### OUTSIDE

Driveway provides off road parking for 4 vehicles and pedestrian access to the substantial laid to lawn rear garden with patio area and timber shed. Outside lighting and water tap.

### FREEHOLD TENURE

### EAST SUFFOLK COUNCIL - TAX BAND D

### ENERGY PERFORMANCE - RATING D