

Aldreds
Estate Agents

Murrays Yard Primrose Lane, Beccles, NR34 8PF

£950,000

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# Murrays Yard Primrose Lane

## Beccles, NR34 8PF

£950,000

- A Stunning Modern Home in a Delightful Rural Location
- Mulberry Fitted Kitchen & Bootroom
- Open Plan Living Dining Area & Triple Aspect Lounge
- Impressive Master Bedroom with En suite, Dressing Room & Balcony
- Oil Central Heating Mulberry Fitted Kitchen & Bootroom
- Light and Spacious Living Areas
- Three/Four Further Bedrooms
- Double Height Entrance & Galleried Landing
- Triple Garage, Workshop & Greenhouse
- Delightful Gardens & Open Farmland Views



Murray's Yard is a substantial detached house built in 2006 and located in a delightful rural location, within easy reach of Beccles, along a private road with just a few other homes. It's situation ensures that it enjoys a private setting with fine views over the surrounding countryside. The house was designed and built in a "Barn style" with hugely spacious accommodation. A particular feature of the property are the wonderful double height spaces and vaulted ceilings whilst still offering a comfortable living environment in a modern, contemporary style. Since build, the property has undergone a number of high quality improvements including an impressive Mulberry kitchen and boot room, a substantial adjoining Cedar greenhouse and an Oak staircase with glass inset which adds beautifully to the wonderful open plan feel of the living area and galleried landing.
The ground floor also offers a study, cloakroom and a triple aspect lounge with woodburning stove, overlooking the garden. On the first floor, there are four extrememely spacious bedrooms, two enjoying balconies and two with en suites. The master bedroom also offers a dressing room. The property occupies a generous plot of approximately half an acre (stms) and is approached via a large blockweave driveway leading to an impressive triple garage with adjoining workshop, boiler room and greenhouse. The stunning gardens are beautifully stocked and landscaped and offer a high degree of privacy. Early internal viewing is strongly recommended to appreciate this fine rural home.





### Entrance Hall
An impressive double height entrance with glazed doors and double height glazing to front aspect, glazed French doors to rear garden, tiled flooring, radiator, cloaks cupboard, doors leading off, Oak staircase to first floor landing with glass inset, open plan access to;

### Dining/Living Area 34'2" x 12'5" at max (10.42m x 3.81m at max )
An impressive living space with a double height sitting area and a fully glazed aspect under a vaulted ceiling, incorporating French doors leading to the garden, tiled flooring, radiators, wall lighting, power points, cupboard, doors leading off;

### Kitchen 16'11" x 13'6" at max (5.17m x 4.13m at max)
A double aspect room, beautfully refitted with a Mulberry kitchen of contemprary style with Quartz work surfaces and upstands, a range of high quality appliances including an electric oven, proving drawer, combination microwave, extractor, induction hob, fridge-freezer and dishwasher.

### Lounge 27'4" x 17'9" (8.35m x 5.43m)
A tremendous triple aspect room with two sets of glazed French doors leading to garden, windows to side aspects, two radiators, fireplace with a wood burning stove with clear view glass on a tiled hearth, French doors from living/dining area.

### Study / Ground Floor Bedroom 5 13'5" x 11'3" (4.09m x 3.43m)
Window to front aspect, fitted shelving, radiator.



## Ground Floor Shower Room 9'1" x 7'8" (2.77m x 2.35m)
Window to side aspect, tiled walls, 'P' shaped shower cubicle with fixed screen and integrated duck board, low level wc, hand wash basin in a fitted vanity unit with mirror over, radiator.

## Boot Room 10'6" x 7'10" (3.21m x 2.4m)
Window to front aspect, beautifully fitted out with a range of Mulberry units with Quartz work surface and upstands, inset stainless steel circular sink, plumbing for washing machine, fitted bench seat with storage under, door to garage and,door giving access to;

## Cloakroom
Rear facing window, part tiled walls, low level wc, pedestal hand wash basin, radiator.

## First Floor Landing
A wonderful open plan space with vaulted ceiling and exposed beams with a galleried area overlooking the living space beneath and a reading area to the far end with fitted book shelving, roof lights to front and rear aspects, low level window taking in a seated garden view, wall lighting, airing cupboard housing pressurised hot water cylinder, radiator, doors leading off.

## Master Bedroom 17'7" x 17'9" (5.37m x 5.43m)
Glazed French doors with glazed side panels opening to a balcony with glass inset balustrade overlooking the rear garden, two roof lights to side aspect, fitted wardrobe, radiator, doors leading off.

## Dressing Room 9'3" x 5'10" (2.82m x 1.8m)
Roof light to side aspect, radiator, a range of fitted shelving and rails.

## Directions

From the centre of Beccles, head out of the town towards Bungay via Ballygate. At the junction with Bungay Road, head straight across into Ringsfield Road and continue out of the town for about a mile. At a point that the road bends to the right, take the left turn into Primrose Lane and continue a short way along, where the property can be found on the right hand side.





## En-Suite Bathroom 9'8" x 9'1" (2.97m x 2.77m)
Window to rear aspect, tiled walls with panelled shower cubicle, bath with mixer tap with shower attachment, fitted bathroom furniture with integrated low level w.c., bidet, hand wash basin with mono bloc tap, shavers point, ventilation, radiator.

## Bedroom 2 16'11" x 13'5" (5.18m x 4.1m)
With glazed French doors with glazed side panels opening to a covered balcony with Easterly views across open farmland, roof light to side aspect, radiator.

## Bedroom 3 13'5" x 12'7" at max (4.11m x 3.84m at max)
Window to front aspect, radiator.

## Bedroom 4 23'4" x 14'9" (7.13m x 4.52m)
An impressive room with potential for other uses such as a home gym, games room or first floor office. Two sets of roof lights to front and rear aspects, access to roof eaves storage space, radiator, door giving access to;

## En-Suite Shower Room
Obscure glazed window to side aspect, tiled shower cubicle, part tiled walls, hand wash basin, low level wc, shavers point, radiator.

## Bathroom 9'2" x 7'8" (2.8m x 2.34m)
Roof light to side aspect, fully tiled walls, panelled shower cubicle, bath with mixer tap with shower attachment, low level w.c., hand wash basin within a storage vanity unit with mirror over, shavers point, radiator.

## Triple Garage 29'8" x 18'9" (9.05m x 5.73m)
With electrically operated garage doors to front and side aspects, fitted units and storage, ceramic butler sink, door giving access to;

## Workshop/Store 21'9" x 6'5" (6.63m x 1.96m)
Two rear facing windows, sub divided with a range of fitted shelving, door to conservatory, power points, door giving access to;

## Greenhouse 29'6" x 6'10" (9m x 2.1m)
Of a Cedar wood construction on a brick built base with glazed doors to either side aspect, wall lighting, electric tube heating.

## Boiler Room 7'9" x 6'5" (2.37m x 1.98m)
Oil fired boiler, useful drying space, door giving access to greenhouse.

## Outside
The property sits in a generous plot of just over half an acre (stms) including it's section of the private road with lawned curtilage beyond. Electric remotely operated gates open to a spacious blockweave driveway which provides ample space for a number of vehicles and scope for motorhome or boat hardstanding. The beautifully landscaped gardens are well stocked and designed and extend all around the property with a large lawn to the rear and many delightful areas to sit and enjoy.

## Additional Land
An additional area of land to the North of the property is seperately available at £50,000. Approximately 0.22 acre (stms) and recently planted with 20 fruit and nut trees.

## Council Tax
East Suffolk Council. Band 'G'

## Services
Mains water & electric. Private drainage. The property benefits from a burglar alarm and cctv security.

## Energy Performance Certificate (EPC)
Rating. 'C'

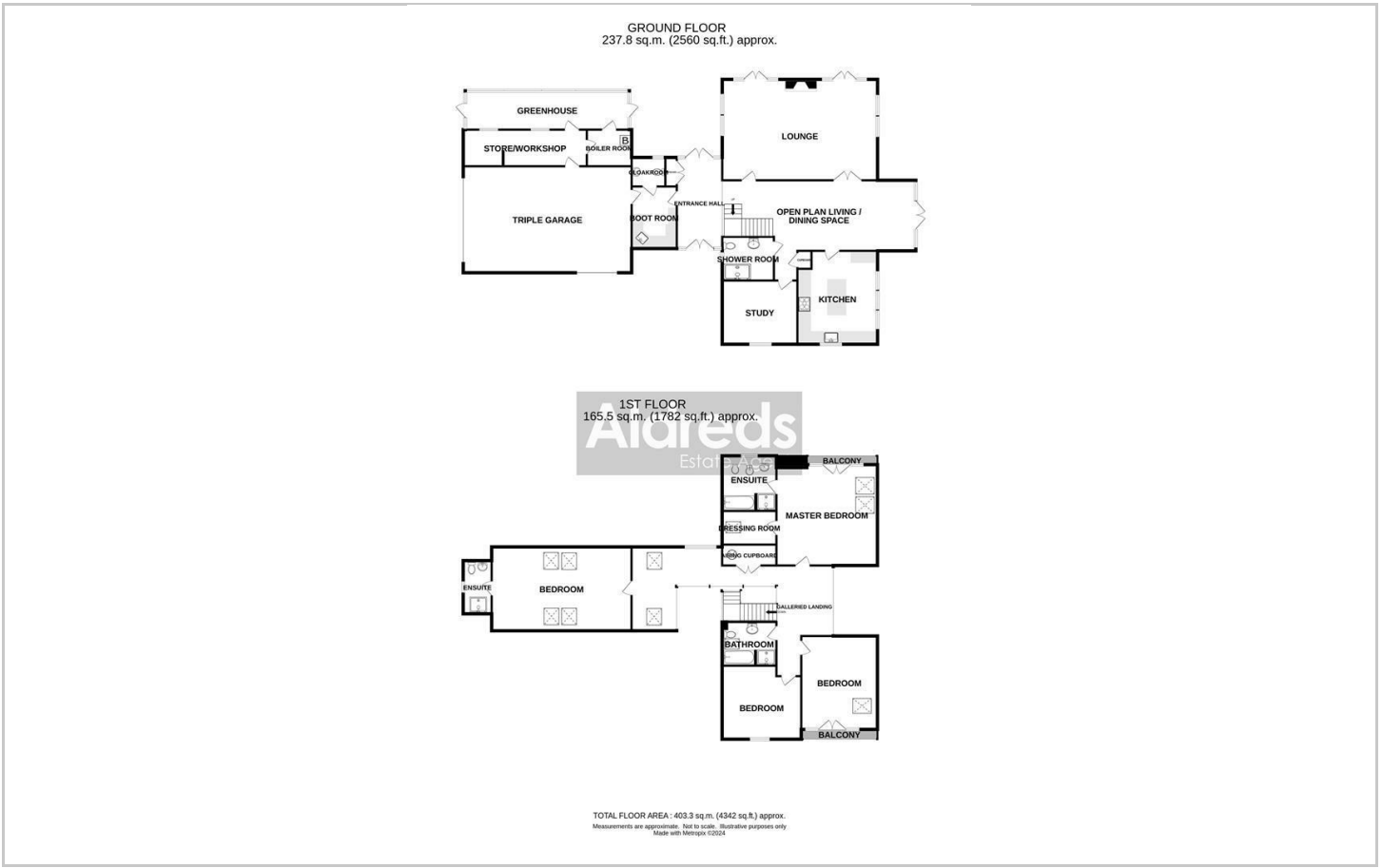
## Location
Ringsfield is a small village approximately 2 miles from the popular market town of Beccles. The village offers a primary school, village hall with playing field and tennis courts and a public house, The Ringsfield Tavern. Beccles offers an excellent range of local facilities including a train station, supermarkets, health centre, schools and a wide variety of shops. Beccles is situated perfectly for access onto the Norfolk Broads network on the River Waveney and lies approximately 20 miles to the South East of Norwich and 13 miles to Southwold on the coast.

## Reference
PJL/S9786

## Please Note
The co-vendor of this property is a director of Aldreds Estate Agents Ltd



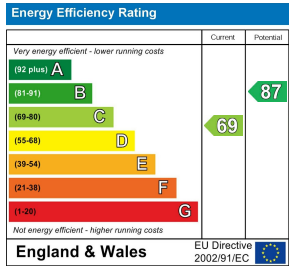
## Floor Plans




## Location Map




## Energy Performance Graph




## Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

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