Aldreds
Estate Agents

Hamble House Mill Road, Burgh St. Peter, Beccles, NR34 0BA

Asking Price £425,000

3 2 3 E

YAMAHA

# Hamble House Mill Road

## Burgh St. Peter, Beccles, NR34 0BA

- Stunning Village Location
- Many Character Features
- Open Plan Kitchen/Dining Room Area
- Ground Floor W.C & First Floor Bathroom
- Outside Walls All Have Internal Insulation
- Within Easy Access Of Beccles, Norwich & Great Yarmouth
- Riverside Walks Nearby
- 2 Further Open Plan Reception Rooms
- Beautiful Front, Side & Rear Gardens Approx 1/5 Acre
- Early Viewing Strongly Recommended

Aldreds are delighted to offer this stunning three-bedroom period detached property located in the peaceful village of Burgh St Peters. The property enjoys a quiet rural setting while still providing convenient access to nearby towns including Norwich, Beccles, and Great Yarmouth. The village offers a welcoming community atmosphere with scenic countryside walks, an active village hall, and a traditional village pub. This impressive period home provides spacious and versatile accommodation. The ground floor features a central entrance hall with a striking galleried staircase and a convenient ground floor WC. To the right of the entrance hall is a comfortable lounge, which leads into an open-plan family room. To the left is a generous dining room that opens into a well-designed open-plan kitchen. On the first floor, the property offers a central galleried landing, three double bedrooms, a family bathroom, and a separate WC. The current owners have maintained and improved the property to a high standard while preserving many of its original period features, including sealed unit double-glazed sash windows.
Externally, the property benefits from a large front area with ample off-road parking, along with side and spacious rear gardens. The total plot extends to approximately one-fifth of an acre. Properties in this desirable and peaceful village location rarely come onto the market, and early viewing is highly recommended to fully appreciate this exceptional period residence.

Asking Price £425,000

### Wide Entrance Hall

Ceramic tiled flooring, galleried staircase off to the first floor, radiator, original entrance door, rear door leading out to the rear garden.

### Cloakroom

Ceramic tiled flooring, cloakroom suite comprising of a low level W.C, wall mounted sink with tiled splash backs.

### Lounge/Diner 23'5" x 11'11" (7.16 x 3.65)

Solid oak flooring, double aspect sealed unit double glazed sash windows including a walk in bay window, power points, T.V point, radiators, timber fireplace with tiled inset and hearth with open fire, 2 x full length storage cupboards.

## Kitchen/Diner 23'5" x 11'10" (7.16 x 3.63)

Kitchen Area - Range of fitted kitchen units, extended work surfaces, tiled splash backs, power points, ceramic sink with single drainer, recess for all white goods including plumbing for washing machine and dishwasher, stainless steel extraction cooker hood, spotlighting.

Dining Area - Ceramic tiled flooring, radiator, walk in sealed unit double glazed sash bay window, cast iron open fireplace with tiled inset and hearth.

## First Floor

Central galleried landing, sealed unit double glazed sash window, fitted carpet.

## Bedroom 1 12'4" x 10'9" (3.78 x 3.30)

Eco laminate flooring, double aspect sealed unit double glazed sash windows, power points, T.V point, radiator, full length double width storage cupboard/wardrobe.

## Bedroom 2 12'2" x 10'10" (3.72 x 3.31)

Eco laminate flooring, power points, radiator, sealed unit double glazed sash window, double fitted wardrobe/cupboard.

## Bedroom 3 10'7" x 9'2" (3.25 x 2.81)

Fitted carpet, sealed unit double glazed sash window, radiator, power points, full length double fitted cupboard/wardrobe.

## Separate W.C

Ceramic tiled flooring, low level W.C.

## Family Bathroom

Ceramic tiled flooring, bathroom suite comprising of a shower set over a panel bath enclosed by glass screen, bidet, pedestal sink, half tiled walls, radiator with towel rail, full length airing cupboard housing the hot water cylinder.

## Outside

## Outside To The Front

There is a beautiful frontage which is laid to lawn with a range of fruit trees and mature shrub borders. There is also a wide private driveway providing ample off road parking for a variety of cars or leisure vehicles. The driveway leads to a further side garden with a range of timber outbuildings.

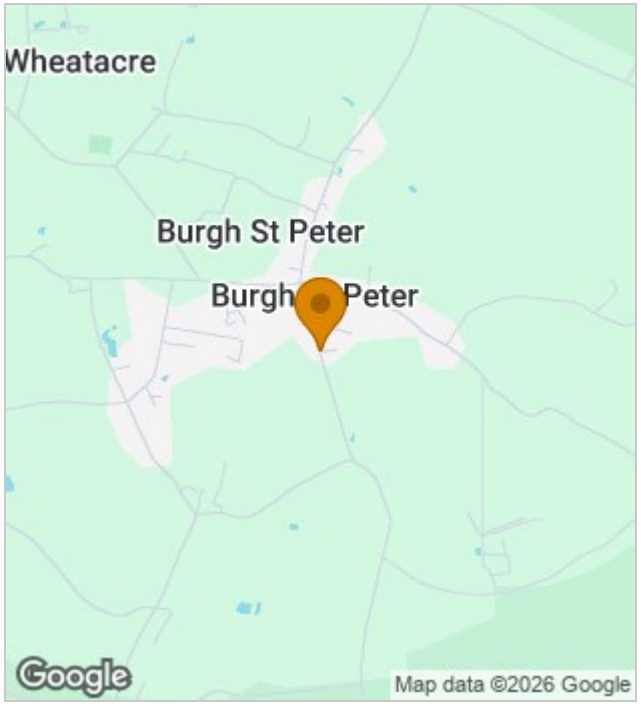
## Outside To The Rear

There is a beautiful lawned garden with a vegetable and fruit planting area, a range of fruit trees, private patio seating area with a further side garden which is also laid to lawn with a full range of timber outbuildings with access leading to the front garden and driveway. This is all enclosed by high fencing and hedges. It has a very private rear and side access.

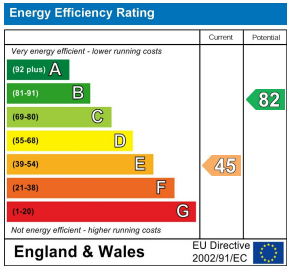
Ref: L2217/03/25

## Floor Plans

## Location Map




## Energy Performance Graph




## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk https://www.aldreds.co.uk/

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA