



47A Darby Road

Beccles, NR34 9XX

Asking Price £450,000



## 47A Darby Road

Beccles, NR34 9XX

Aldreds are pleased to present this individually designed executive four bedroom detached home, ideally situated in a private location within Beccles in walking distance of local amenities, riverside walks, and the railway station with direct links to Lowestoft and Ipswich. This outstanding family home is immaculately presented throughout and offers spacious, versatile accommodation. The property opens into an impressive, wide entrance hall featuring a vaulted ceiling. The bright and airy open-plan L-shaped lounge/diner flows into a fitted kitchen, complemented by a separate utility room and a ground floor WC. Upstairs, a generous 'T'-shaped landing leads to four bedrooms. The master bedroom benefits from an ensuite bathroom room, while bedroom four features double doors opening onto a rooftop balcony. A family bathroom completes the first floor, fitted with both bath and shower. Externally, the property boasts a large, beautifully maintained frontage providing ample off road parking and access to a double integral garage. To the rear, a private enclosed garden with a well-kept lawn, established flower and shrub borders, and a patio seating area. Additional benefits include gas fired central heating and double glazing throughout. While the home has been exceptionally well maintained, some original 1970s fixtures and fittings offer an opportunity for updating or creative upcycling to suit personal taste. Early viewing is highly recommended to fully appreciate the quality and setting of this exceptional home.

### Wide Entrance Hall

Fitted carpet, feature vaulted ceiling, galleried staircase leading to first floor, feature exposed brick walls, power points, radiator, entrance door with large aspect windows.

### Cloakroom

Fitted bathroom flooring, low level WC, vanity sink unit, part tiled walls.

### 'L' Shaped Lounge/Diner

20'6" x 24'1" (max) (6.25 x 7.36 (max))

Fitted carpet, coved ceiling, double aspect windows, French doors leading out to rear garden, tv point, power points, radiators, feature fireplace, ample space for family sized dining table and chairs.

### Kitchen/Breakfast Room

14'0" x 10'8" (4.27 x 3.26)

Fitted kitchen flooring, a full range of fitted kitchen units with extended work surfaces, eye level double electric oven, four burner electric hob, extraction cooker hood, double stainless steel sink with double draining board, large aspect window overlooking the garden, recess for white goods including plumbing for a dishwasher and washing machine, breakfast bar.

### Utility Room

Fitted kitchen flooring, space for white goods, power points, glazed door leading out to the side garden, full length cupboard housing the gas boiler, a further full length storage cupboard.





### 'T' Shaped Central Landing

Fitted carpet, coved ceiling, double fitted storage cupboard, a further full length airing cupboard.

### Bedroom 1

12'8" x 14'4" (3.87 x 4.39)

Fitted carpet, coved ceiling, large aspect window overlooking the rear garden, radiator, power points, double fitted wardrobe.

### Ensuite Bathroom

Fitted bathroom flooring, bathroom suite comprising of a panel bath, pedestal sink, bidet, low level WC, part tiled walls.

### Bedroom 2

11'5" x 13'4" (3.48 x 4.07)

Fitted carpet, coved ceiling, large aspect window overlooking the rear garden, radiator, power points, double fitted wardrobe.

### Bedroom 3

11'8" x 8'11" (3.57 x 2.74)

Fitted carpet, large aspect window overlooking the rear garden, radiator, power points, double fitted wardrobe.

### Bedroom 4

10'10" x 8'7" (3.31 x 2.63)

Fitted carpet, coved ceiling, double doors leading out to the rooftop balcony, radiator, power points.

### Outside

Outside to the front is a very well presented frontage which is laid to lawn with a range of specimen flowers and shrubs, large driveway providing ample off road parking for a variety of vehicles leading to a double integral garage with power points lighting and inspection pit. Outside to the rear is a beautifully presented lawned garden with greenhouse, patio seating area, a range of specimen flower and shrub borders, a very private rear and side aspect.

### Tenure And Services

Council Tax Band - E

Freehold

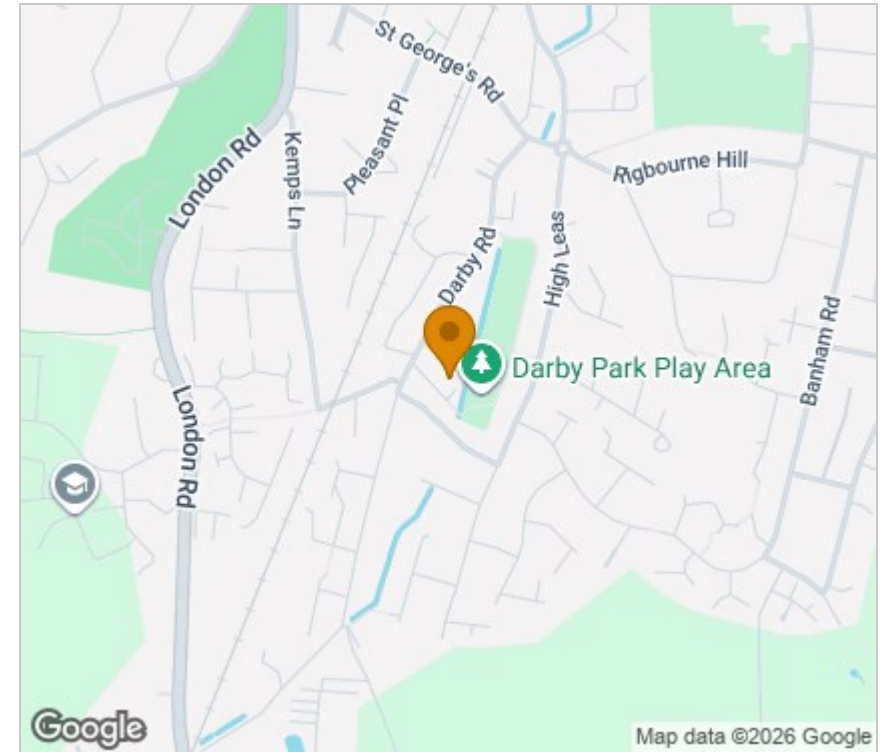
Mains Gas Electric Drains And Water



## Floor Plan



## Area Map



## 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

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## Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto:lowestoft@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA