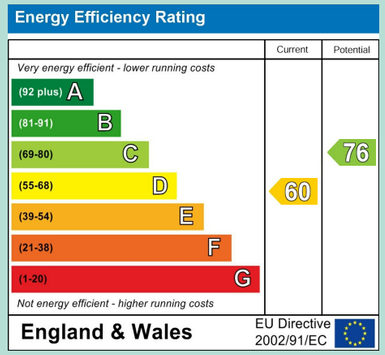
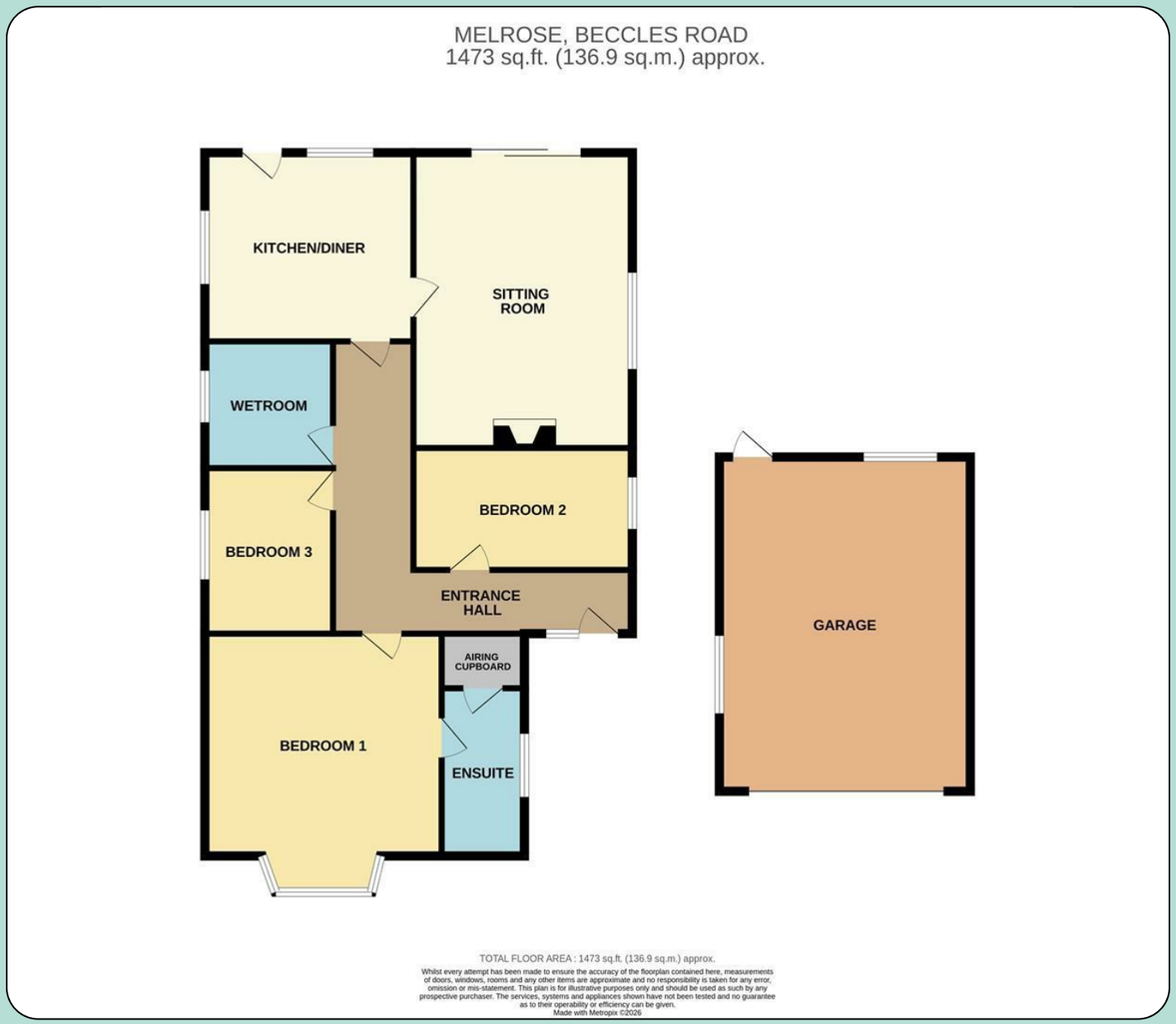
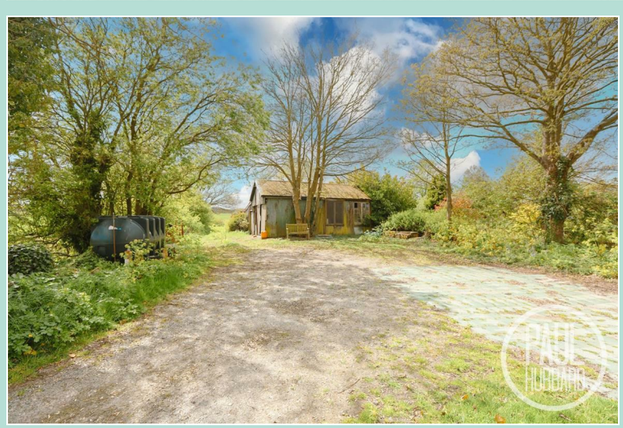
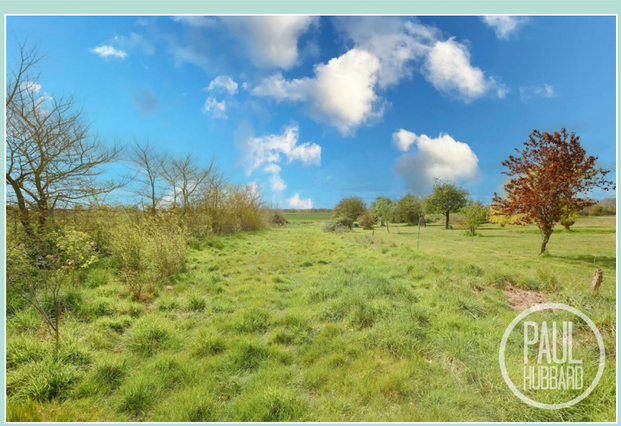
Tenure: Freehold
Council Tax Band: D
EPC Rating: D
Local Authority: East Suffolk Council











Beccles Road

Beccles, NR34 7QW

- Chain free
- A great opportunity to put your own stamp on it
- Detached bungalow set on an extensive plot
- Vast rear garden
- 3 Separate bedrooms
- Ample off road parking
- Stunning field views
- Seperate brick built garage
- Sought after rural location
- Sizeable sitting room and kitchen/diner

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements









Location
Set along Barnby Bends on Beccles Road, this property occupies a rural plot on the outskirts of Lowestoft, within an area known for its open farmland and tranquil countryside surroundings. Despite its peaceful setting, the location offers convenient access to the A146, linking easily to both Lowestoft and the nearby market town of Beccles.

Summary
Set along Barnby Bends on Beccles Road, this detached bungalow occupies an extensive rural plot on the outskirts of Lowestoft, enjoying open field views and a peaceful countryside setting while remaining well connected to the A146 for access to Beccles and surrounding areas. Offered chain free, the property presents an excellent opportunity to update and personalise, featuring three bedrooms (including a master with en-suite), a sizeable sitting room with a cast iron burner, and a well-proportioned kitchen/diner. Externally, the home benefits from a large rear garden with multiple outhouses, ample off-road parking and a separate brick-built garage, all set within a sought-after rural location.

Entrance Hall
UPVC double glazed obscure window to the front aspect, tile flooring, radiator, loft access and doors opening to internal rooms.

Bedroom 1
4.60 max x 4.32 max
Laminate flooring, UPVC double glazed bay window to the front aspect, radiator and a door opens into the en-suite shower room.

En-suite Shower Room
3.26 x 1.61
Tile flooring, UPVC double glazed window to the side aspect, radiator, toilet, part tiled walls, pedestal wash basin with hot & cold taps, electric shower set into a cubicle enclosure and a door opens to the airing cupboard.

Bedroom 2
3.23 x 2.98
Fitted carpet, UPVC double glazed window to the side aspect and a radiator.

Bedroom 3
4.26 x 2.37
Fitted carpet, UPVC double glazed window to the side aspect and a radiator.

Wet Room
2.94 x 2.46
Vinyl flooring, UPVC double glazed obscure window to the side aspect, extractor fan, part tiled walls, toilet, wall mounted wash basin with hot & cold taps, electric shower and aqua board wall panels.

Kitchen/ Diner
4.05 x 3.67
Tile flooring, dual aspect UPVC double glazed windows (with field views), units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in double oven, electric hob & extractor hood, space for a fridge, freezer, washing machine & tumble dryer, a door opens into the sitting room and a UPVC door opens to the rear garden.

Sitting Room
5.74 x 2.37
Fitted carpet, UPVC double glazed window to the side aspect, x2 radiators, cast iron burner with exposed brick fireplace and UPVC sliding doors opening to the rear garden.

Outside
A large timber gate opens onto a long driveway, providing access to ample off-road parking for multiple vehicles at the rear.

At the front, a pathway leads to the main entrance, bordered by a lawn with mature shrubs and trees offering a good degree of privacy. There is also a detached brick-built garage, steps rising to the front door, and gated access to the rear garden.

To the rear, the property benefits from an extensive plot of land, featuring a substantial lawn, established trees and shrubs, various outbuildings, an oil tank, and a sectioned garden area laid with shingle, complemented by planting and outdoor lighting.

Financial Services
Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

Agent note
The property water supply comes from a borehole as opposed to a mains water supply.

Buyer AML - £42 inc VAT
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

