

£300,000
Offers In Excess Of



Goose Green East

Beccles, NR34 9RL

- 4 spacious bedrooms
- Semi-detached family home
- Off-road parking
- Private, enclosed rear garden
- Separate sitting room
- Open-plan kitchen/diner
- Entrance porch & hallway
- Gas central heating & UPVC double glazing
- Prime Beccles location
- Beautifully presented throughout

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**PAUL
HUBBARD**



Location

This home is situated in the picturesque town of Beccles. Beccles is nestled in the heart of Suffolk and lies along the banks of the River Waveney. The town centre is a blend of independent shops and eateries, surrounding the stunning St. Michael's Church, which holds a rich history. Convenient transport links are available, providing routes directly into the city of Norwich, as well as seaside towns, such as Lowestoft. Nearby, you'll find the Norfolk & Suffolk Broads, lined with many beautiful towns and villages, making it a perfect place to call home.

Porch

1.78m x 1.47m

UPVC double glazed entrance door and window to the front aspect, UPVC double glazed windows to the side and rear aspect, vinyl flooring throughout and French doors open to the hallway.

Hallway

UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the dining room and sitting room.

Sitting room

4.13m x 3.33m

UPVC double glazed window to the front aspect, laminate flooring throughout, a radiator and a door opens to bedroom 4/ reception room.

Bedroom 4/ Reception room

3.32m x 3.17m

UPVC double glazed window to the front aspect, laminate flooring throughout, a radiator and a storage cupboard.

Dining room

3.66m x 2.10m

Laminate flooring throughout, a radiator and an opening into the kitchen.

Kitchen

5.00m x 3.94m

UPVC double glazed windows to the side and rear aspects, laminate flooring throughout, a radiator, part tiled walls, units above and below, laminate work surfaces, sink with drainer, integrated extractor fan, spaces for a double oven, fridge/freezer, dishwasher, washing machine and tumble dryer, a breakfast island with under unit cupboards and seating and French doors opening to the rear garden.

Stairs leading to the first floor landing

UPVC double glazed window to the rear aspect, carpet flooring throughout, loft hatch and doors opening to the bathroom and bedrooms 1-3.





Bathroom

2.09m x 1.86m

UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, part tiled walls, pedestal wash basin, toilet, bath and a radiator.

Bedroom 1

4.13m x 3.32m

UPVC double glazed window to the front aspect, laminate flooring throughout, a radiator and a built in wardrobe.

Bedroom 2

3.66m x 3.33m

UPVC double glazed window to the front aspect, laminate flooring throughout, a radiator and a storage cupboard.



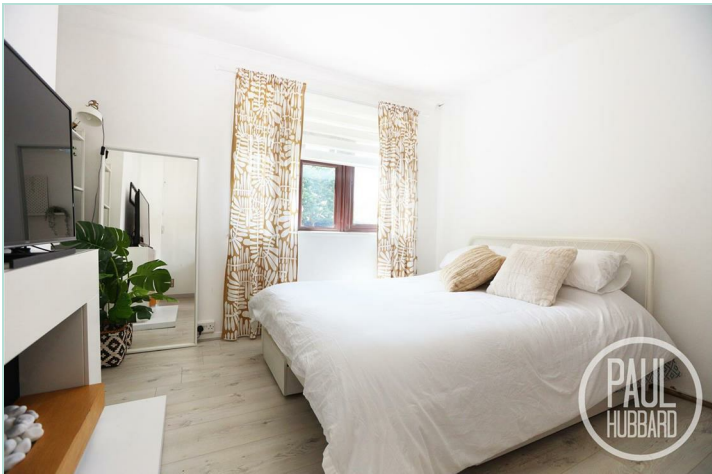
Bedroom 3

3.18m x 2.12m

UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator and a built in wardrobe.

Outside

The front of the property boasts excellent kerb appeal, featuring a generous driveway with off-road parking for multiple vehicles. A neatly paved pathway leads to the main entrance door, complemented by attractive stone detailing that adds character to the home's exterior. The garden is thoughtfully landscaped with a variety of mature trees, shrubs, and well-maintained plants, creating a welcoming and picturesque setting. A gated side access offers convenient entry to the rear garden, enhancing both privacy and practicality.



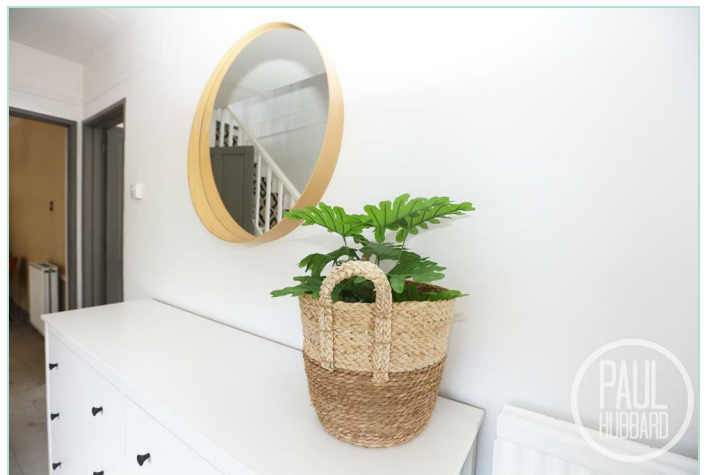
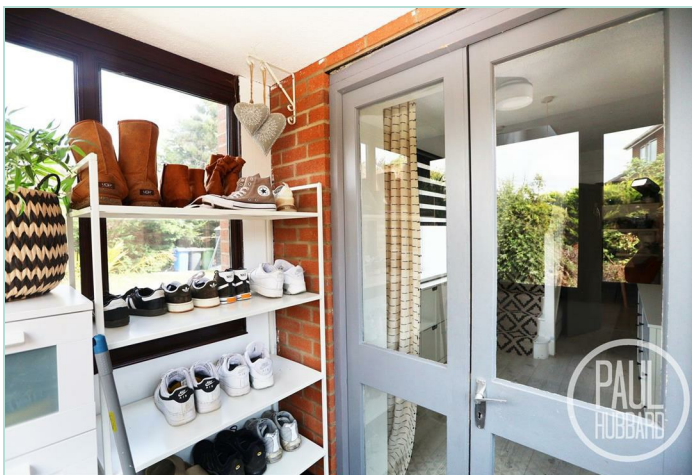
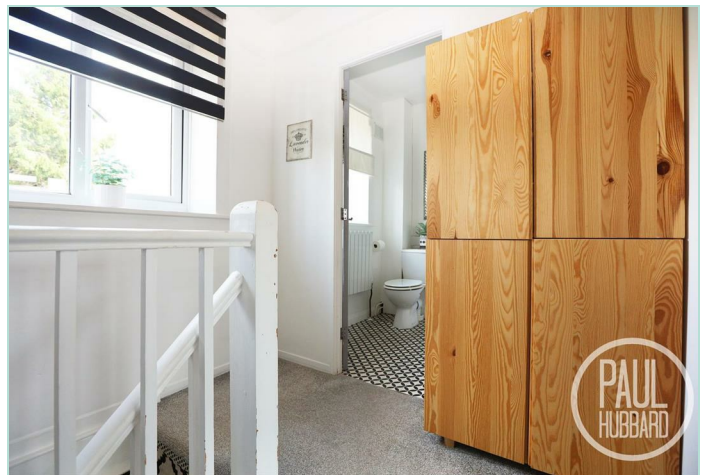
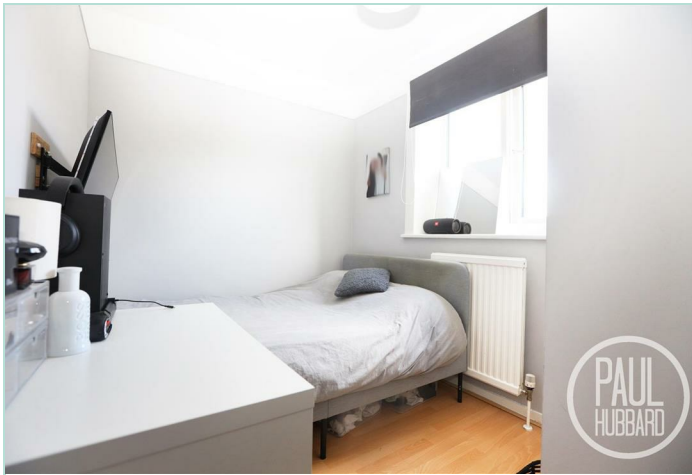
The rear garden offers a peaceful and private outdoor space, not overlooked and fully enclosed by secure fencing. A well-kept lawn is complemented by a patio area, ideal for outdoor dining or entertaining. Stone detailing adds a touch of charm, while mature plants, trees, and shrubs bring colour and natural beauty throughout the seasons. The garden also benefits from a useful shed for storage and enjoys a tranquil, secluded feel, perfect for relaxing in privacy.

Financial services


If you would like to know if you can afford this property and how much the monthly repayments would be, 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.







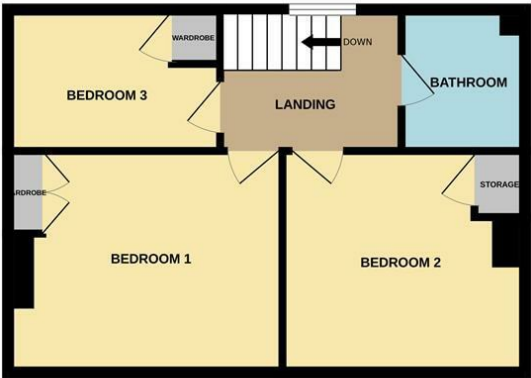
Tenure: Freehold
 Council Tax Band: B
 EPC Rating: C
 Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
 629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
 447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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