

£290,000  
Asking Price

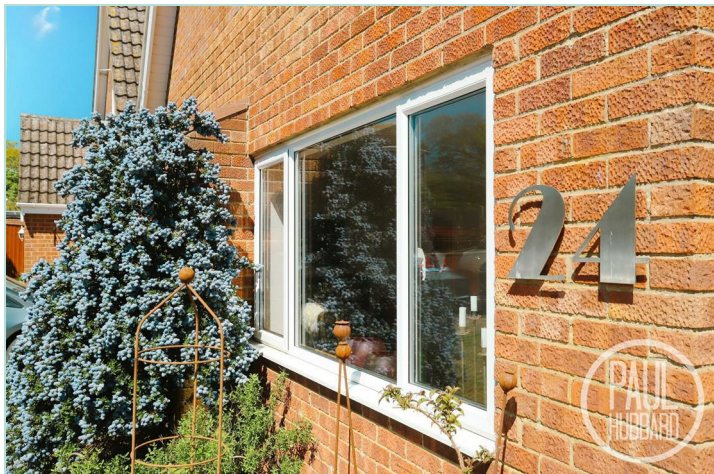


## Stobart Close

Beccles, NR34 9LT

- Detached house with no chain
- 2 double bedrooms
- Modern décor throughout
- Well-kept gardens front & rear
- Ground floor shower room & first floor WC
- Open-plan kitchen diner
- Off road parking for multiple vehicles & a garage
- Gas combi boiler & UPVC double glazing
- Close to local amenities, shops & schools
- Great transport links nearby





## Summary

This detached house in picturesque Beccles offers a modern and versatile home with two double bedrooms, an open-plan kitchen/diner, and a ground-floor shower room complemented by a first-floor WC. Extending to approximately 87 square metres (according to the EPC), the property boasts contemporary décor, UPVC double glazing, a gas combi boiler, and bamboo/exposed floorboards. Outside, there are front and rear gardens, off-road parking for multiple vehicles, and a garage with electric roller door. The mature rear garden features decking, lawn, patio, and a charming summerhouse, creating multiple inviting outdoor spaces. Conveniently located close to local shops, schools, and transport links to Norwich, Lowestoft, and the Norfolk & Suffolk Broads, this home combines comfort, style, and accessibility.

## Location

This home is situated in picturesque 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.



### Kitchen/ Diner

5.51m x 3.18m max

Oak entrance door to the side aspect, vinyl tile flooring, spotlights, UPVC double glazed window to the rear aspect, radiator, Mulberry units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, induction hob & extractor hood, integrated dishwasher & washing machine, space for a fridge-freezer & a dining table, stairs leading to the first floor landing, under-stair storage cupboard, fitted desk for a work from home space, doors opening to the sitting room & bathroom and a UPVC door opens to the rear garden.



### Bathroom

2.44m x 1.66m

Vinyl tile flooring, underfloor heating, UPVC double glazed obscure window to the side aspect, tiled walls, extractor fan, spotlights, heated towel rail, toilet with hidden cistern, ceramic wash basin set into a vanity unit and a walk-in mains-fed shower with both a handheld & rainfall heads.



### Sitting Room

5.50m x 3.18m

Bamboo flooring, x2 UPVC double glazed windows to the front aspect and a radiator.

### Stairs leading to the First Floor Landing

Fitted carpet, recessed shelving, loft access and doors opening to bedroom 1-2 & the WC.

### Bedroom 1

3.89m x 3.83m

Exposed floorboards, UPVC double glazed window to the rear aspect, spotlights, radiator and fitted wardrobes with sliding doors (housing the gas combi boiler).



### Bedroom 2

3.57m x 3.26m

Exposed floorboards, UPVC double glazed window to the front aspect, spotlights, built-in wardrobes and a radiator.





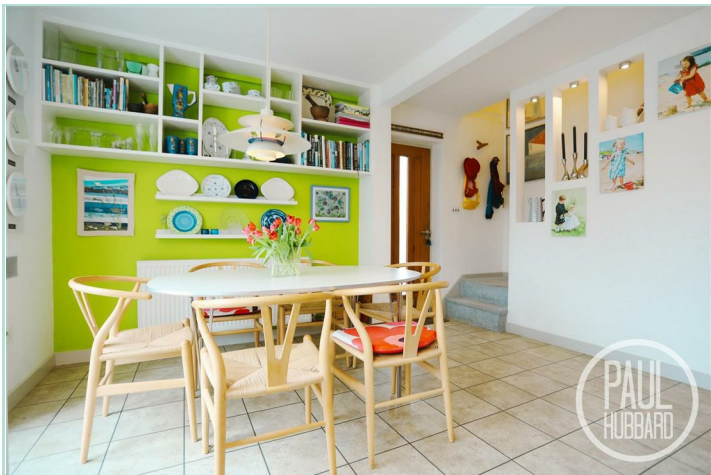
### WC

1.09m x 0.76m

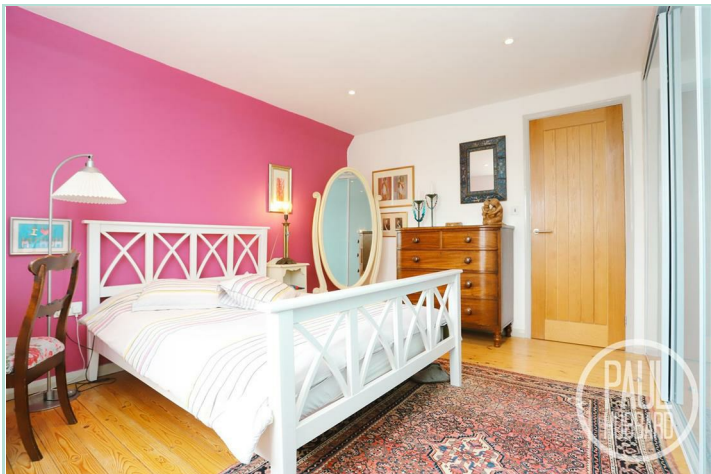
Bamboo flooring, Velux window, toilet with inset wash basin and a mixer tap.

### Outside

To the front is a picket fence lining the front of a laid lawn with well-stocked planted beds. Off-road parking for multiple vehicles is provided and leads to the side entrance, a detached garage and gated access to the rear.



The mature and beautifully established rear garden is richly planted with a wide variety of trees, shrubs and flowering plants. The space features a combination of raised decking, a laid lawn, decorative pebbles and shingle, along with a patio area and attractive brick detailing, creating several inviting seating areas throughout. Additional benefits include an outdoor tap and lighting. A charming summerhouse with double doors opens onto a powered seating area, ideal for relaxing or enjoying a drink. The garden is fully enclosed by panel fencing, offering privacy and security.

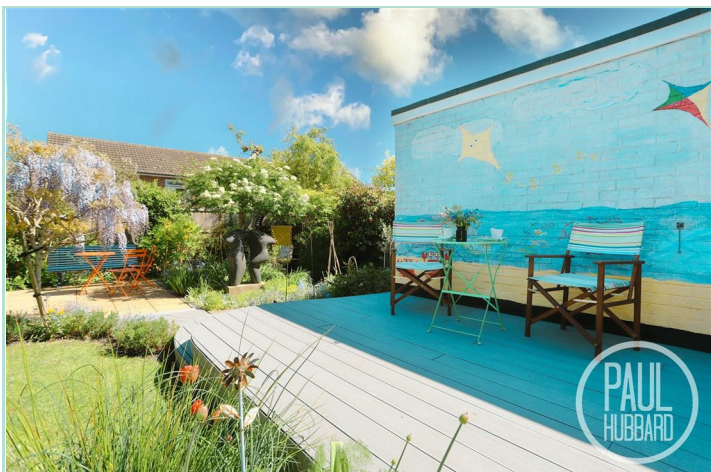


### Garage

Fitted with an electric roller door to the front and a pedestrian access door to the side, the garage provides useful storage or parking space. It benefits from light, power, shelving for storage, and a consumer unit.

### 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: C  
 EPC Rating: C  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans 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 not 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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