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Staithe Road,
Burgh St Peter, Nr Beccles, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS



Staithe Road, Burgh St Peter

Accommodation comprises briefly:-

- Porch
- Entrance Hall
- Sitting Room with Fireplace
- Dining Room with Fireplace
- Kitchen
- Hallway
- Two Double Bedrooms
- Bathroom
- Shower Room/Potential Ensuite
- Garage with Workshop
- Second Single Garage
- Garden Stores



A unique opportunity to acquire an ideal cosy rural retreat, situated in the quiet village of Burgh St Peter. This single storey detached cottage occupies a generous plot of grounds, including a wildlife garden and pond, with field and paddock views to the rear. Two large double bedrooms and two versatile reception rooms provide ample living space, with the added benefit of a newly fitted bathroom and separate shower room, that could easily be made into an ensuite if required. Both these rooms along with the dining room require some finishing, giving the new owner an ideal chance to put their stamp on things. We are pleased to offer this property as a chain-free sale.





Location

The property is located in a prominent position in the village of Burgh St Peter, which has access to a local pub/restaurant the Wheatacre White Lion, and further facilities and access to the Broads via the Waveney River Center. A full range of amenities can be found in Beccles, which is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains electricity and water connected. Private drainage. Energy Rating: TBC

Local Authority:

South Norfolk Council
Tax Band: C
Postcode: NR34 0BN

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £325,000

GROUND FLOOR 1303 sq.ft. (121.1 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.1 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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