

M
M

Ronden Close,
Beccles, Suffolk

M
M

**MUSKER
McINTYRE**
ESTATE AGENTS

Located on a quiet close on the outskirts of Beccles, we are offering for sale this delightful three bedroom detached bungalow with garage and driveway parking for multiple vehicles. Other features include a spacious kitchen, open-plan dining area, and conservatory, along with ample garden space front and back.

Accommodation comprises briefly:

- Porch
- Hallway
- Sitting/Dining Room
- Kitchen
- Conservatory
- Two Double Bedrooms
- Third Single Bedroom
- Bathroom
- Garage & Driveway
- UPVC Double Glazed



Property

A porch welcomes you into the property, with handy space for coats and boots. From here a door opens into the long hallway, linking to most of the rooms. Occupying front aspects are the two double bedrooms, including the very generous main bedroom. Further along the hallway you will find the third bedroom which is a good size single room. The sitting room is spacious and measures nearly 18ft long. The dining room has been knocked through into the sitting room to provide open-plan living, which in turn leads out into the conservatory. The conservatory is UPVC double glazed on a brick foundation, with a glass roof and French doors leading out into the garden. The kitchen is another large space fitted with a multitude of wall and floor mounted units, integrated oven, separate hob, and space for appliances under the counter. Completing the accommodation is a bathroom equipped with bathtub and shower over, toilet and wash basin. All of the external windows and doors are UPVC double glazed to a modern standard and the property includes solar panels fitted to the roof, which are fully owned.



Outside

To the front of the property is a low walled garden, laid mostly to paving slabs. To the left of the plot, a high timber gate gives direct access to the rear garden. A low picket fence borders the driveway, providing parking for multiple vehicles and leading up to the garage. An up-and-over door gives access to the garage and a rear access door leads out into the rear garden. Inside you will find, power, lights and where the gas boiler is mounted to a wall. The rear overlooked garden is enclosed by high timber fencing and laid to a combination of paving slabs, shingle and AstroTurf. Within the garden is a timber shed and a greenhouse.

Location

Ronden Close is situated on the outskirts of 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

Gas central heating. All mains connected. Solar panels (owned).
Energy Rating: C

Local Authority:

East Suffolk Council
Tax Band: C
Postcode: NR34 9XW

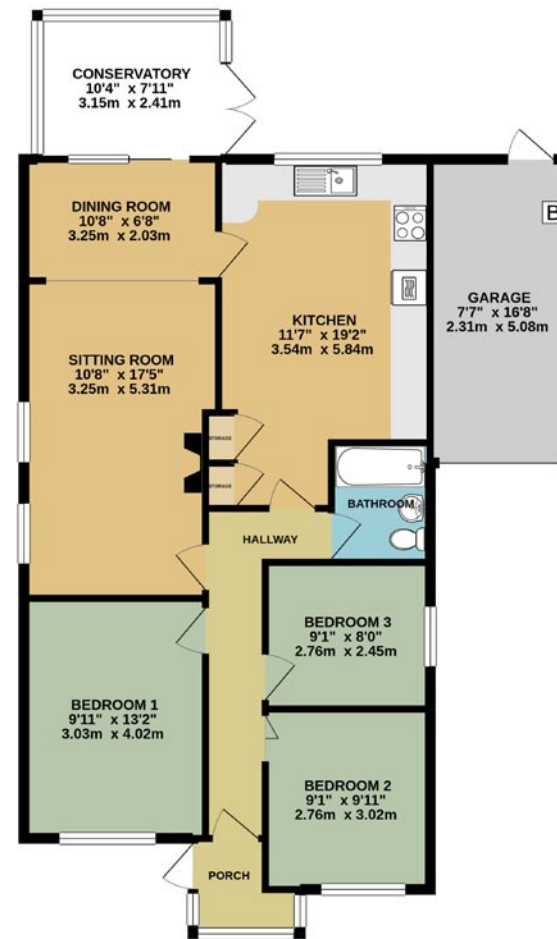
Tenure

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: £245,000



TOTAL FLOOR AREA: 1086 sq. ft. (100.9 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.
Made with Metropix ©2021

To arrange a viewing, please call 01502 710180

Offices throughout Norfolk & Suffolk:

Bungay	01986 888160
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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.



BECCLES OFFICE

22 Newmarket

Beccles

Suffolk

NR34 9HD

Tel. 01502 710180

beccles@muskermcintyre.co.uk

www.muskermcintyre.co.uk