





Edwin House Lowestoft Road,Beccles NR34 7DE

william h brown

welcome to

Edwin House Lowestoft Road, Beccles

A spacious four double bedroom semi-detached home offering stunning field views, generous living accommodation, extensive tiered rear gardens, and ample off-road parking, conveniently located within walking distance of Beccles town centre.

Entrance Hall
Radiator, Double Glazed Window to Side Aspect, Wood Laminate Flooring

Lounge
Wood Laminate Flooring, Double Glazed Bay Sash Windows To Front Aspect, Gas Fireplace, Radiator.

Dining Room
Wood Laminate Flooring, Radiator, Double Glazed Window to Rear Aspect, Understairs Cupboard.

Kitchen
Tiled Flooring, Fitted Wall and Base Units, Integrated Gas Hobs. Integrated Electric Double Oven, Cooker Hood, Double Sink and Drainer, Plumbing for Dishwasher.

Utility Room
Tiled Flooring, Two Sky Lights, Wall Radiator, Plumbing for Washing Machine, Vent for Tumble Dryer and Space for White Goods, Sink.

Shower Room
Shower, Extractor Fan, Sky Light, WC, Wash-hand Basin, Towel Radiator, Underfloor Heating, Tiled Flooring

Sun Room
Triple Aspect Double Glazed Windows, Tiled Flooring, French Door to Rear Garden, Sky Lights

Landing
Carpeted Flooring, Double Glazed Window to Side Aspect, Radiator, Loft Access, Two Sets of Double Glazed French Doors to Rear Garden

Bedroom 1
Wood Laminate Flooring, Double Glazed Sash Windows to Front Aspect, Radiator, Built-in Cupboard, Feature Fireplace

Bedroom 2
Carpeted Flooring, Double Glazed Window To Rear Aspect, Radiator, Airing Cupboard with Combi Boiler

Bedroom 3
Wood Effect Flooring, Radiator, Double Glazed Window to Rear Aspect, Feature Fireplace.

Bedroom 4 (Ground Floor)
Carpeted Flooring, Radiator, Double Glazed Window to Front Aspect

Bathroom
Wood Effect Flooring, Towel Radiator, WC, Wash-hand Basin Vanity Unit, Shower, Freestanding Slipper Bath, Radiator, Extractor Fan, Double Glazed Sash Window to Front Aspect

Rear Garden
Lawned, Patio, Composite Decking, Fence Surround.

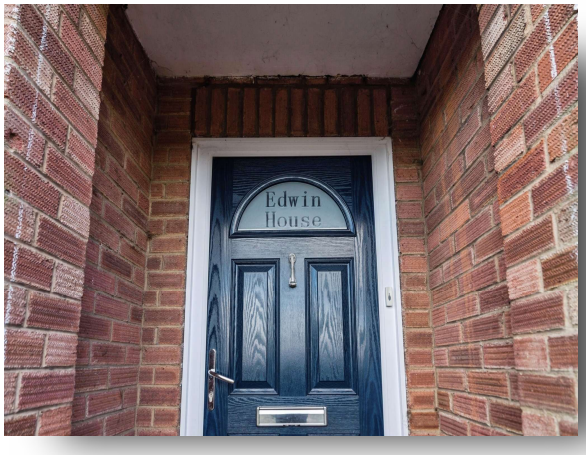
Front Garden
Gravel Driveway

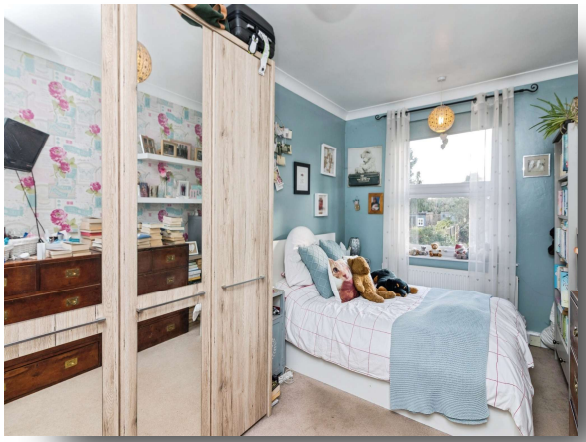
Agent Notes
Planning permission for an extension has been granted for this property. For more information, please call the branch.

Agents Note (2)
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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welcome to

Edwin House Lowestoft Road, Beccles

- Field Views
- Large South Facing Rear Garden
- Four Double Bedrooms
- Close To Beccles Town Centre
- Large Sunroom

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£400,000



Total floor area 134.4 m² (1,447 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
LOW110212 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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