





**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

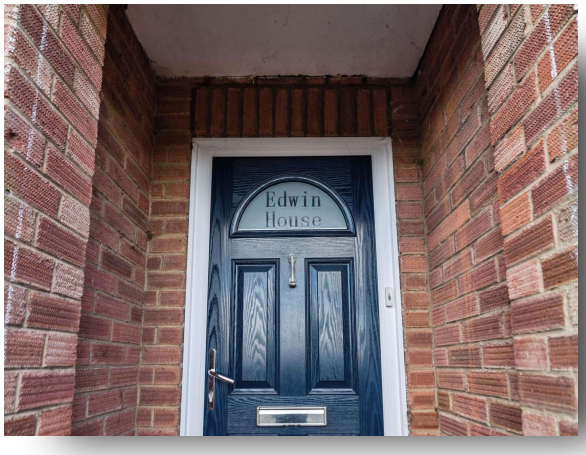
**Rear Garden**
Lawned, Patio, Composite Decking, Fence Surround.

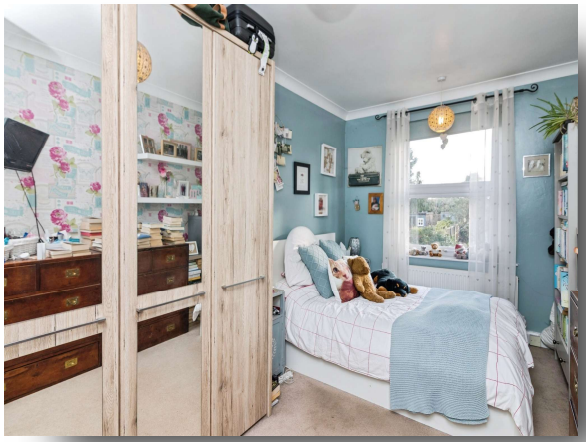
**Front Garden**
Gravel Driveway

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







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# 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 - 0004

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