



## 4 bed bungalow to buy in NR34

Beccles Road, Burgh St. Peter, Beccles, Norfolk, NR34 0AA

**£320,000** Starting Bid

 x 4  x 2  x 2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Detached bungalow situated on an extensive plot
- ✓ Sought after rural Burgh St.Peter
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: E
- ✓ Heating supply: Night Storage
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

0121 661 8465  
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A chain-free, detached bungalow set on an extensive plot in the sought-after rural area of Burgh St Peter.

Offering a great opportunity to put your own stamp on it, this deceptively spacious home features four bedrooms, multiple reception rooms, and an adjoining garage. With off-road parking for multiple vehicles and large front and rear gardens, it provides both space and potential in a desirable countryside setting.

Conservatory - 5.96m x 2.72m (19'6" x 8'11") - UPVC entrance door & double glazed windows to the front and side aspects, opening to the sitting room and an opening leads through to the hallway.

Sitting Room - 4.84m x 3.56m max (15'10" x 11'8" max) - Fitted carpet, open fireplace and French doors opening into the dining room.

Hallway - Fitted carpet, storage heater, built-in storage cupboard and doors opening to bedrooms 1 & 2, the bathroom & kitchen/ breakfast room.

Bedroom 1 - 3.62m x 3.58m (11'10" x 11'8") - Laminate flooring, UPVC double glazed window to the side aspect, spotlights and a door opening to the dressing room/bedroom 4.

Dressing Room/ /Bedroom 4 - 2.72m x 2.40m (8'11" x 7'10") - Laminate flooring, UPVC double glazed window to the side aspect and a door opening to the ensuite shower room.

Ensuite Shower Room - 2.68m x 0.81m (8'9" x 2'7") - Tiled floor & walls, UPVC double glazed obscure window to the rear aspect, toilet, pedestal wash basin with mixer tap, electric shower set over a tray with a folding glass screen.

Bedroom 2 - 3.65m max x 3.47m (11'11" max x 11'4") - Fitted carpet, UPVC double glazed window to the front aspect and a built-in wardrobe.

Bathroom - 1.72m x 1.63m (5'7" x 5'4") - Tile flooring, UPVC double glazed obscure window to the rear aspect, spotlights, toilet, pedestal wash basin with hot & cold taps, a corner bath tub with a mixer tap & a handheld shower attachment and tiled walls.

Dining Room - 3.63m x 3.23m (11'10" x 10'7") - Fitted carpet, UPVC double glazed window to the side aspect, storage heater and doors opening to the utility room and bedroom 3.

Bedroom 3 - 3.63m x 3.16m (11'10" x 10'4") - Fitted carpet, UPVC double glazed window to the front aspect, storage heater and fitted wardrobes.

Kitchen/ Breakfast Room - 4.98m max x 2.73m (16'4" max x 8'11") - Vinyl flooring, UPVC double glazed window to the rear aspect, x2 built-in storage cupboards, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, space for an oven, dishwasher & fridge-freezer, space for a dining table and a door opens into the utility room and built in cupboard.

Utility Room - 3.64m x 2.21m (11'11" x 7'3") - Vinyl flooring, loft access, laminate work surface, space for a washing machine & tumble dryer, wall mounted units, space for additional appliances and UPVC double glazed window & door to the rear aspect.

Attic Room - 3.6m wide x 4.67m (11'9" wide x 15'3") - A ladder leads up to an attic room which boasts field views out of the Velux window to the rear, it is fully carpeted throughout and features a storage heater.

Outside - The property benefits from a large, laid-to-lawn front garden offering ample space for parking multiple vehicles. A shrubbery border adds character, while the garden is partially enclosed by panel fencing. The space wraps around both sides of the property, providing access to the rear garden, with one side leading to the garage, which features an up-and-over door.

The generous rear garden offers excellent potential for personalisation. It features a substantial lawn area, a patio seating space, and a large koi pond. There are multiple storage options, including a timber shed and a sizeable outbuilding. The outbuilding, which also incorporates a 7ft koi pond, could be ideal for use as a workshop or hobby space. The garden is partially enclosed by panel fencing.

Garage - The garage is equipped with power, lighting, and water, making it ideal for secure parking, storage, or workshop use.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £320,000

Property Type: Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Night Storage, Open Fire

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Conservatory

5.96m x 2.72m (19'6" x 8'11")

UPVC entrance door & double glazed windows to the front and side aspects, opening to the sitting room and an opening leads through to the hallway.

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## Sitting Room

4.84m x 3.56m (15'10" x 11'8")

Fitted carpet, open fireplace and French doors opening into the dining room.

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## Hallway

Fitted carpet, storage heater, built-in storage cupboard and doors opening to bedrooms 1 & 2, the bathroom & kitchen/ breakfast room.

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## Bedroom 1

3.62m x 3.58m (11'10" x 11'8")

Laminate flooring, UPVC double glazed window to the side aspect, spotlights and a door opening to the dressing room/bedroom 4.

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## Dressing Room/ /Bedroom 4

2.72m x 2.40m (8'11" x 7'10")

Laminate flooring, UPVC double glazed window to the side aspect and a door opening to the ensuite shower room.

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## Ensuite Shower Room

2.68m x 0.81m (8'9" x 2'7")

Tiled floor & walls, UPVC double glazed obscure window to the rear aspect, toilet, pedestal wash basin with mixer tap, electric shower set over a tray with a folding glass screen.

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## Bedroom 2

3.65m x 3.47m (11'11" x 11'4")

Fitted carpet, UPVC double glazed window to the front aspect and a built-in wardrobe.

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## Bathroom

1.72m x 1.63m (5'7" x 5'4")

Tile flooring, UPVC double glazed obscure window to the rear aspect, spotlights, toilet, pedestal wash basin with hot & cold taps, a corner bath tub with a mixer tap & a handheld shower attachment and tiled walls.

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## Dining Room

3.63m x 3.23m (11'10" x 10'7")

Fitted carpet, UPVC double glazed window to the side aspect, storage heater and doors opening to the utility room and bedroom 3.

## Bedroom 3

3.63m x 3.16m (11'10" x 10'4")

Fitted carpet, UPVC double glazed window to the front aspect, storage heater and fitted wardrobes.

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## Kitchen/ Breakfast Room

4.98m x 2.73m (16'4" x 8'11")

Vinyl flooring, UPVC double glazed window to the rear aspect, x2 built-in storage cupboards, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, space for an oven, dishwasher & fridge-freezer, space for a dining table and a door opens into the utility room and built in cupboard.

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## Utility Room

3.64m x 2.21m (11'11" x 7'3")

Vinyl flooring, loft access, laminate work surface, space for a washing machine & tumble dryer, wall mounted units, space for additional appliances and UPVC double glazed window & door to the rear aspect.

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## Attic Room

3.60m x 4.67m (11'9" x 15'3")

A ladder leads up to an attic room which boasts field views out of the Velux window to the rear, it is fully carpeted throughout and features a storage heater.

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## Outside

The property benefits from a large, laid-to-lawn front garden offering ample space for parking multiple vehicles. A shrubbery border adds character, while the garden is partially enclosed by panel fencing. The space wraps around both sides of the property, providing access to the rear garden, with one side leading to the garage, which features an up-and-over door.

The generous rear garden offers excellent potential for personalisation. It features a substantial lawn area, a patio seating space, and a large koi pond. There are multiple storage options, including a timber shed and a sizeable outbuilding. The outbuilding, which also incorporates a 7ft koi pond, could be ideal for use as a workshop or hobby space. The garden is partially enclosed by panel fencing.

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## Garage

The garage is equipped with power, lighting, and water, making it ideal for secure parking, storage, or workshop use.

1533 sq.ft. (142.5 sq.m.) approx.



TOTAL FLOOR AREA: 1533 SQ.FT. (142.5 SQ.M.) APPROX.  
 Measurements are taken to the face of the walls and the finished floor level. Measurements are taken to the face of the walls and the finished floor level. Measurements are taken to the face of the walls and the finished floor level. Measurements are taken to the face of the walls and the finished floor level. Measurements are taken to the face of the walls and the finished floor level.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Beccles Road, Burgh St. Peter, Beccles, Norfolk, NR34 0AA

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk**

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