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*Pinewood Gardens,*  
North Cove, Beccles, Suffolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS

Tucked in the corner down a quiet cul-de-sac you will find this secluded detached bungalow with front & rear gardens, a garage & driveway parking. This property boasts four bedrooms, a generous sitting room with conservatory and kitchen with utility room, plus much more. Viewing is highly advised to appreciate what is on offer.

**Accommodation comprises briefly:**

- Entrance Porch
- Sitting Room
- Conservatory
- Kitchen
- Utility Room
- Two Double Bedrooms
- Two Single Bedrooms
- Bathroom
- Garage



**Property**

The front door opens into an entrance porch which in turn leads into the utility room. Here you will find space for tall fridge-freezer and washing machine, along with further storage cupboards. The kitchen is equipped with plenty of storage within the wall and floor mounted units, with ceramic sink and electric hob set into the ample worktop space. Below the hob is a fitted electric oven. The kitchen flows through to the spacious sitting room via an archway, which in turn has access to a conservatory via French doors. A hallway from the back of the kitchen gives access to the bedrooms and bathroom of the property. To the front aspect is the main bedroom, being a very generous double room, and beside it is a good sized single bedroom. The second double bedroom looks out into the rear garden and the fourth bedroom works well as a study if required. Completing the accommodation is the bathroom, fitted with toilet, wash basin and bathtub with shower over. The property is fitted with modern UPVC double glazed windows throughout.



## Outside

The property occupies a generous plot of gardens with a powered garage to the front boundary and a driveway with parking for two vehicles comfortably. The frontage is mostly laid to gravel pathways and plant beds, stocked with mature shrubs and bushes. A pond sits centrally, and a pathway from the garage leads up to the front door. The rear garden can be accessed via the conservatory or a separate external gate. The garden is laid mostly to paving that surrounds a large pond to one corner, beside which is an area set aside with beds for vegetables. The immediate patio area boasts a brick built BBQ/pizza oven feature with raised beds, creating a wonderful centrepiece. A summerhouse can also be found to one corner.

## Location

The property is located in the corner of a quiet close in the Village of North Cove, only a few miles from the town of Beccles by road or regular bus routes. 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

Electric heating. All mains connected.  
Energy Rating: D

## Local Authority:

East Suffolk Council  
Tax Band: C  
Postcode: NR34 7PQ

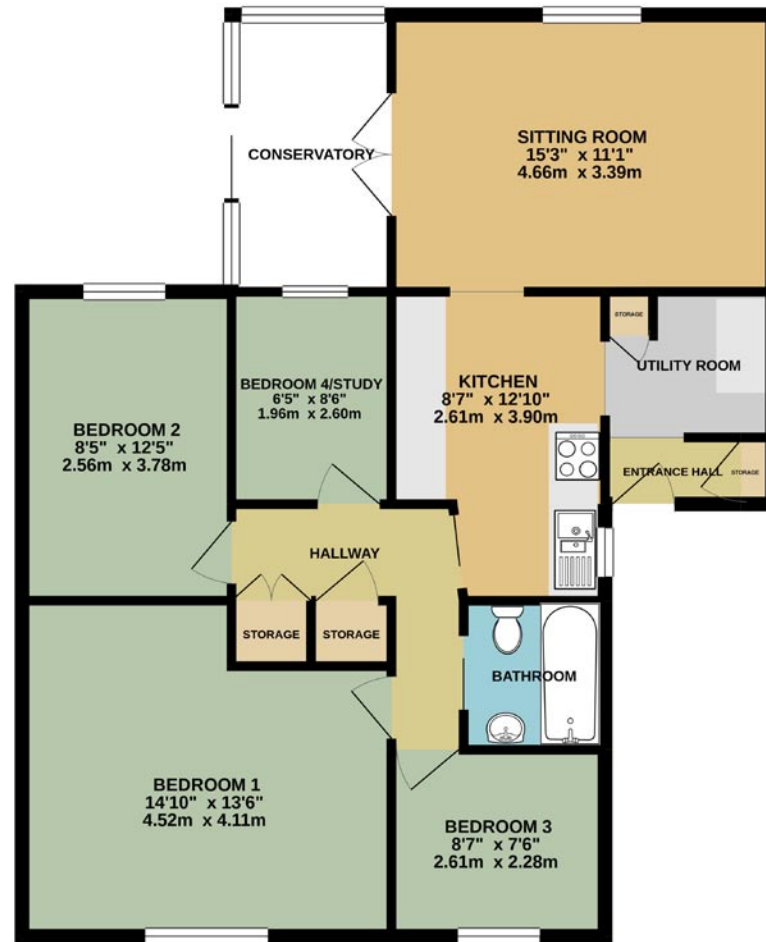
## Tenure

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: £260,000**



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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.



**BECCLES OFFICE**

22 Newmarket  
Beccles  
Suffolk  
NR34 9HD

**Tel. 01502 710180**

[beccles@muskermcintyre.co.uk](mailto:beccles@muskermcintyre.co.uk)