

FREEHOLD



End Terraced House

# 12 CHARTRES PIECE, WILLINGHAM ST. MARY, BECCLES, NR34 8DA

## £240,000

Templewicks are pleased to offer for sale this spacious end terraced property, located in the corner of a very quiet cul-de-sac in the village of Willingham St Mary, which lies about 3.5 miles South of Beccles.

### FEATURES

End Terraced House

Two Reception Rooms

Four Bedrooms

Large Garden

Off Road Parking

Quiet Location



templewicks  
estate agents

Internally, the property has two reception rooms, both with stripped wooden floors, one has a wood-burner, the other a feature fireplace. There is a separate downstairs toilet off the kitchen and upstairs there are 4 bedrooms, a bathroom and a separate shower room. Throughout, this lovely house is well decorated and maintained.

Externally, to the rear the property has a well kept large formal garden with another plot of land behind whicker fencing and off road parking at the front.

The property would make an ideal purchase for a family looking for a quiet life but with access to Beccles which offers a great range of independent and national retailers, eateries, public houses, as well as large supermarkets.

#### **ENTRANCE HALL**

uPVC part glazed door into hall, stairs to first floor, exposed wooden floorboards, radiator.

#### **DINING ROOM**

*10' 5" x 10' 7" (3.18m x 3.23m)*

uPVC double glazed window to front, exposed wooden floorboards, open fireplace, radiator.

#### **LOUNGE**

*20' 1" x 11' (6.12m x 3.35m)*

uPVC double glazed window to front, exposed wooden floorboards, uPVC double glazed French doors to rear garden, wood burning stove, radiator.

#### **KITCHEN/BREAKFAST ROOM**

*13' 9" x 9' 1" (4.19m x 2.77m)*

uPVC double glazed window to rear, a range of wall and base units inset stainless steel sink and drainer, space and plumbing for washing machine, integrated double oven and hob, central breakfast bar with storage beneath, tiled floor, radiator.

#### **CLOAKROOM**

uPVC double glazed window to rear, two piece suite in white comprising low level W.C, corner hand basin, tile effect flooring.

#### **INNER HALL**

Gate to either side, access to outside store.

#### **FIRST FLOOR**

Carpet to floor, loft void, radiator.

#### **BEDROOM ONE**

*14' 7" x 10' 2" (4.44m x 3.1m)*

uPVC double glazed window to front, exposed wooden floorboards, radiator, double wardrobe.

#### **BEDROOM TWO**

*10' 5" x 10' 8" (3.18m x 3.25m)*

uPVC double glazed window to front, exposed wooden floorboards, radiator, double wardrobe, feature fireplace.

#### **BEDROOM THREE**

*11' 1" x 9' 6" (3.38m x 2.9m)*

uPVC double glazed window to rear, carpet, radiator, double wardrobe.

#### **BEDROOM FOUR**

*9' 1" x 7' 5" (2.77m x 2.26m)*

uPVC double glazed window to rear, carpet to floor, radiator.

#### **BATHROOM**

uPVC double glazed window to rear, three piece suite comprising low level W.C, wall mounted hand basin, bath with shower attachment over, tiled floor.

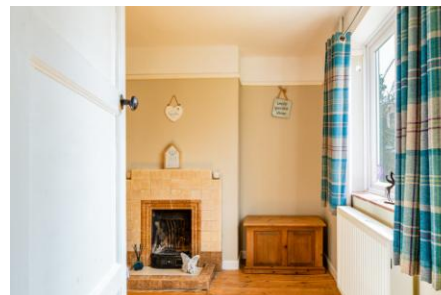
## SHOWER

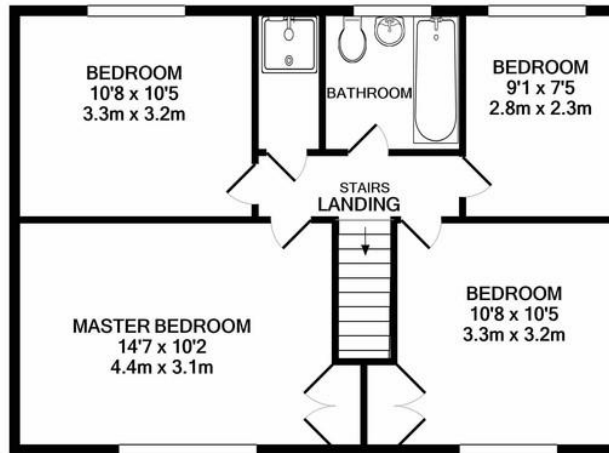
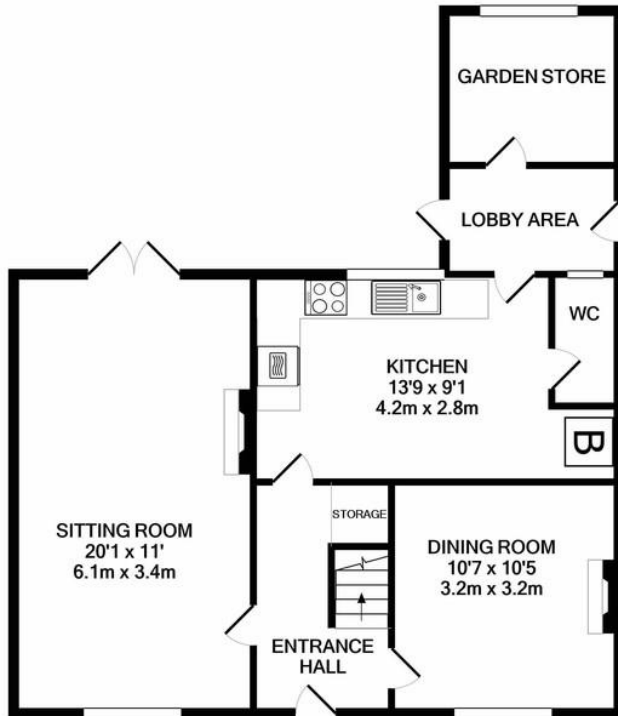
Square shower cubicle with glass enclosure, tiled floor, heated towel rad.

## EXTERNAL

To the front of the property is off road parking for two vehicles on the gravel driveway, side access leading to the rear garden.

To the rear of the property is a large garden split into two sections the first being mainly laid to lawn with a rang of flowers and shrubs, a wicker gate leads you to the second part which is also lawned with a greenhouse.





TOTAL APPROX. FLOOR AREA 1213 SQ.FT. (112.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Call us on  
**01502 716300**

[beccles@templewicks.co.uk](mailto:beccles@templewicks.co.uk)  
[www.templewicks.co.uk](http://www.templewicks.co.uk)

Council Tax Band

%epcGraph\_c\_1\_360%

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.