



Barley Fields Beccles Road, Burgh St. Peter

£490,000 Freehold

No Chain **Guide price £490,000-£500,000** Presented to a high standard is this perfect family home. Minors and Brady present this four bedroom detached home situated in the peaceful village of Burgh St Peter. Benefiting from a beautiful open plan kitchen/diner, a spacious living room to relax as a family, opportunity to run your business from home, a stylish master bedroom with ensuite and a family bathroom. Externally you will find an extensive driveway with a double garage and a large private rear garden.

Council Tax band: E

Tenure: Freehold

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LOCATION

Burgh St Peter is a village and civil parish in the South Norfolk district of Norfolk, England. The village is northeast of Beccles in Suffolk. Beccles town centre is a popular and busy market town that has 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



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BECCELES ROAD

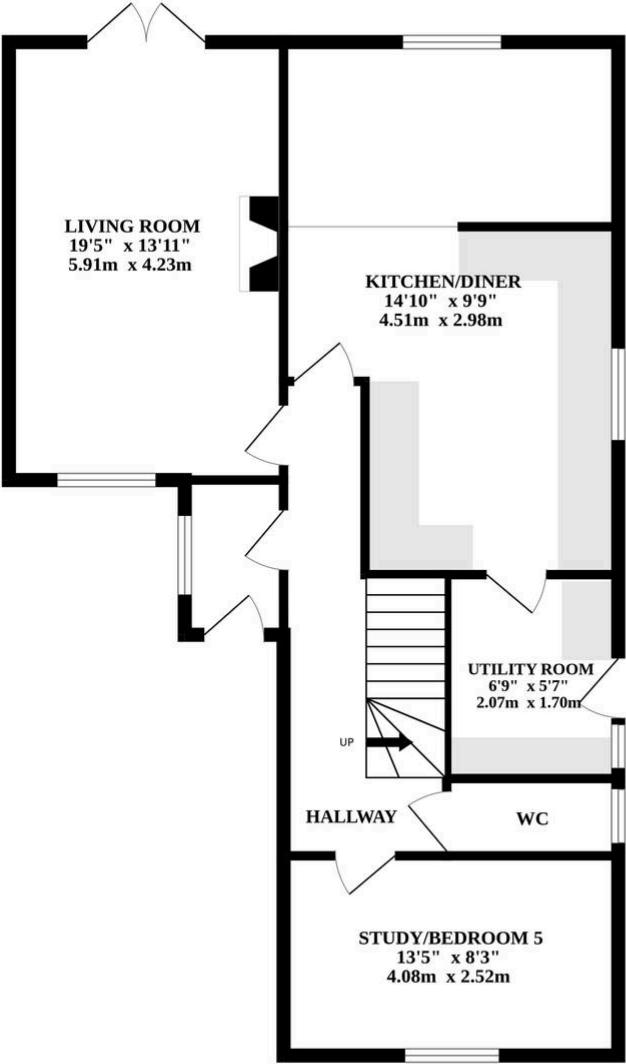
This beautiful family home is presented to an exceptional standard, greeting you with a warm and inviting hallway with a bespoke oak staircase ascending you to the first floor, as well as doors opening into all ground floor rooms. This living room is perfect for family living, with an elegant feel bringing in a traditional touch with its log burner, creating a warm and comfortable atmosphere in the room. Stepping into the heart of the home, this open plan area is suitable for hosting your family and friends, its spacious area is suitable for a large dining table to enjoy your favourite home cooked meals. Extended onto the kitchen is a handy addition to the home, this utility room provides that extra space to suit your own needs. To the other side of the property is a generous sized room offering versatility, with potential to run your business from home. The ground floor WC has the potential to be converted into a wet room or an ensuite for the versatile study.

Moving upstairs to the first floor you are met with four wonderfully generous double bedrooms, entering the stylish master bedroom benefiting from a three piece ensuite. The other three bedrooms boasts ample amount of space, ready for you to put your own stamp on it, with a luxury family bathroom suite accommodating all family members.

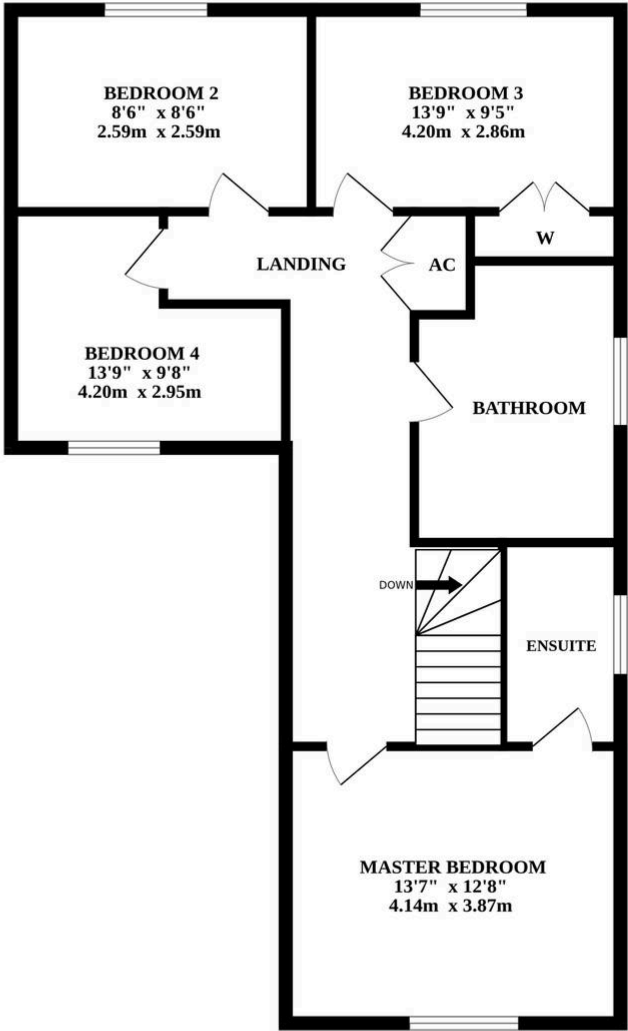
The property is situated on a sizeable plot, with gated access to an extensive driveway following round the property to a detached brick built double garage providing a generous amount of storage space. A large laid to lawn garden is located to



GROUND FLOOR



1ST FLOOR



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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