



WAVENEY VIEW, PRIORY ROAD

ST OLAVES, NR31 9HQ



A well-presented four-bedroom detached family home in a highly desirable location close to the River Waveney, enjoying lovely first-floor river views, a double garage, ample parking and a private enclosed rear garden.

The property comprises a glazed entrance porch leading to a spacious entrance hall, cloakroom, front-facing lounge with coal effect LPG gas fireplace and double doors to the dining room. The dining room leads to a generous conservatory overlooking the rear garden, with French doors providing access outside.

There is also a kitchen/breakfast room with a range of wall and base units, leading to a useful utility room and double garage.

Upstairs, the galleried landing leads to four good-sized bedrooms and the family bathroom. Two rear bedrooms enjoy delightful views over the River Waveney and beyond. The master bedroom has fitted wardrobes and a newly fitted en-suite shower room, while the fourth bedroom is currently used as a study.

Outside, the property is approached via a brick-walled and gated entrance, leading to a brickweave driveway with parking for several vehicles and a double garage. The well-maintained

gardens feature established planting, paved patio areas, a pergola, greenhouse and shed. The private rear garden is mainly laid to lawn and provides an excellent space for outdoor entertaining.

Further benefits include oil-fired central heating, double glazing, double garage, ample parking and a sought-after riverside location.

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

Great Yarmouth Council. Council Tax Band – E



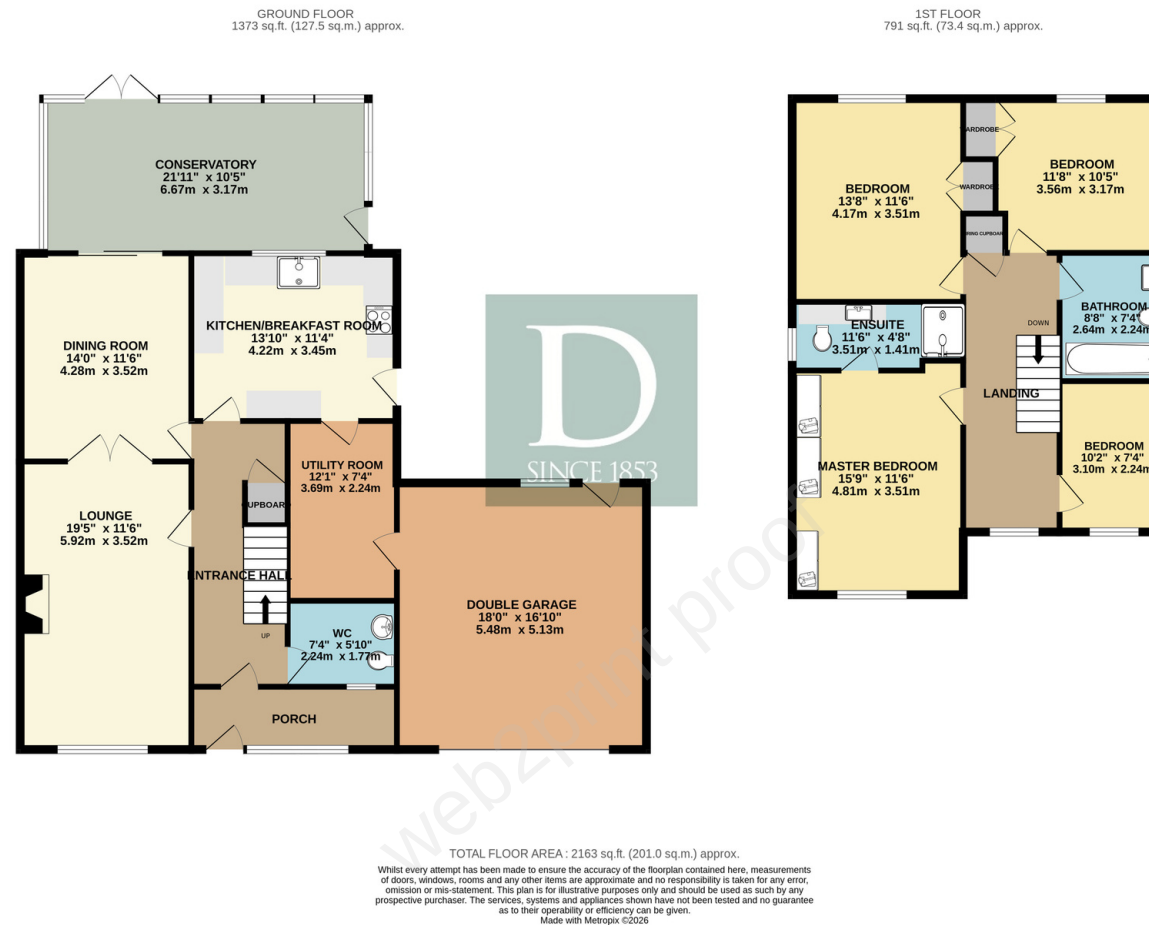


SOUGHT AFTER
LOCATION!





FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 10 New Market, Beccles,
Suffolk, NR34 9HA

Tel : **01502 712122**
Email : **beccles@durrants.com**

