



Beccles, Suffolk

Guide Price £340,000

- NO ONWARD CHAIN
- Period Features Throughout The Property
- Potential for Renovation Throughout
- Five Double Bedrooms
- Off Road Parking Via Driveway and Garage
- Front Sitting Room with Fire Place
- Walking Distance to Beccles Town Centre

Station Road, Beccles

Beccles is a charming and historic market town situated on the River Waveney, on the edge of the beautiful Norfolk and Suffolk Broads, offering an appealing combination of riverside tranquillity, historic character and vibrant community life. The town centre is rich in attractive period buildings and offers a varied selection of independent shops, cafés, restaurants, traditional pubs and everyday amenities, creating a welcoming atmosphere and making many of the town's facilities easily accessible on foot. The picturesque Quay provides a wonderful riverside setting, with opportunities for leisurely walks, boating and enjoying the surrounding countryside, while the nearby Broads offer an abundance of opportunities for walking, cycling, fishing and exploring the waterways. Beccles also benefits from a popular weekly market held each Friday, bringing fresh local produce and a lively atmosphere to the town, alongside a good choice of schools and local services. Excellent transport connections make Beccles a convenient base for both commuting and exploring the wider region, with the railway station providing direct services towards London Liverpool Street and regular bus routes connecting the town with Norwich, Lowestoft and surrounding villages. The beautiful Suffolk Heritage Coast is also within easy reach, with the popular seaside destinations of Southwold and Walberswick accessible by car, as well as the wider attractions of the Suffolk and Norfolk countryside. Whether enjoying a coffee in the town centre, taking a stroll along the river, exploring the waterways of the Broads or heading to the coast for a day beside the sea, Beccles offers a relaxed and well-connected lifestyle, combining the charm of a traditional market town with easy access to some of East Anglia's most beautiful countryside, waterways and coastline.



Council Tax Band: D



DESCRIPTION

Situated just a short walk from the centre of Beccles, this deceptively spacious and chain-free period town house offers an impressive amount of accommodation, combining generous living space with a wealth of character throughout. Dating from before 1900, the property retains a number of charming period features which give the home a wonderful sense of warmth and individuality, making it a particularly appealing family home. From the front porch, you enter a welcoming wide hallway with useful storage beneath the stairs, leading into a spacious sitting room where an attractive open fireplace provides a charming focal point, complemented by traditional shutters to the window. Further along, the kitchen offers a good range of wall and base units, an integrated fridge and space for a cooker and dishwasher, while opening through to a generous dining room with French doors leading into the bright conservatory. Spanning the full width of the property, the conservatory provides a versatile additional living space and enjoys direct access to the rear garden. The ground floor also benefits from a practical utility area with space for washing and other appliances, pedestrian access into the garage, a well-sized double bedroom, study and shower room, providing excellent flexibility for family members, guests or those looking for a home office. Upstairs, a light and pleasant landing, enhanced by an attractive stained-glass window, leads to four further double bedrooms. The first two bedrooms are particularly generous and benefit from integrated storage, while the third and fourth bedrooms are also well-proportioned and capable of accommodating double beds. A family bathroom completes the main accommodation, with a useful lobby housing the gas boiler and providing access to the roof area above the garage. Outside, the property has a neat paved front garden enclosed by a low brick wall, with raised planting beds and mature climbers adding a welcoming touch. The driveway provides off-road parking in front of the garage, with a further parking space available on the roadside, while the electric roller-door garage benefits from power and lighting. To the rear, the fully enclosed garden is predominantly laid to hardstanding for ease of maintenance, with a generous planted area containing a variety of mature bushes and shrubs, together with a secure gate providing access onto Gaol Lane. The property is ideally positioned for enjoying everything Beccles has to offer, with its array of independent shops, restaurants, pubs, supermarkets and schools all within easy walking distance. The town's popular Friday market provides fresh local produce, while excellent transport links include regular bus services to Norwich, Lowestoft and surrounding villages, as well as a daily service to London Victoria. Beccles railway station is also close by, offering a direct connection to London Liverpool Street in approximately two and a half hours. Set alongside the River Waveney and providing easy access to the wider Broads network, the property is also well placed for reaching the beautiful Suffolk coastline, with Southwold and Walberswick both within easy driving distance. With its generous accommodation,

five double bedrooms, garage and parking, excellent location and an abundance of character and period charm throughout, this distinctive home offers a wonderful opportunity for those looking for a substantial and characterful property in the heart of Beccles.

GROUND FLOOR

The ground floor immediately sets the tone for this charming period home, with a welcoming front porch opening into a particularly spacious hallway that provides access to the principal rooms and stairs rising to the first floor. To the front of the property, the generous sitting room offers a lovely sense of character, with an attractive open fireplace creating a natural focal point and traditional shutters adding to the period feel. Further along the hallway, the kitchen provides a good range of wall and base storage, together with an integrated fridge and space for a cooker and dishwasher, while opening through to a well-proportioned dining room. From here, French doors lead into the bright conservatory, which spans the full width of the property and provides an excellent additional reception space, with further French doors opening directly onto the rear garden. Beyond the conservatory is a useful utility area with space for a washing machine and other appliances, as well as convenient pedestrian access into the garage. The ground floor also benefits from a generous double bedroom, positioned alongside a separate study and shower room. This versatile arrangement makes the ground floor particularly adaptable, whether used for family living, accommodating guests, working from home or providing independent space for a family member. Throughout, the combination of generous proportions, traditional features and practical modern additions creates a ground floor that is both characterful and highly functional.

FIRST FLOOR

The first floor continues to offer generous and versatile accommodation, with a particularly spacious landing providing access to all four bedrooms and the family bathroom. The landing is filled with natural light from an attractive stained-glass window, adding another lovely period detail to the home. The two principal bedrooms are both impressive in size, offering plenty of space for a range of furniture and benefiting from integrated storage, while the third and fourth bedrooms are also well-proportioned and provide comfortable accommodation, with both having ample room to accommodate a double bed if required. A useful lobby area houses the gas boiler and leads through to the family bathroom, which is positioned to the rear of the property. There is also a further door from the first-floor landing providing access onto the roof area above the garage. With four further double bedrooms, useful storage and an abundance of natural light and character, the first floor provides a comfortable and flexible sleeping accommodation that complements the generous living space found on the ground floor.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

OUTGOINGS

Council Tax Band D

TENURE

Freehold

AML

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant

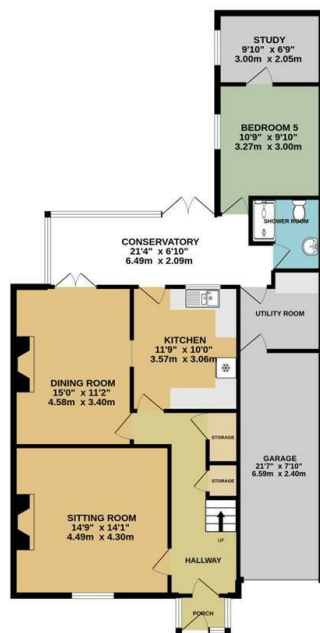
SERVICES

Mains gas, water, electricity and drainage

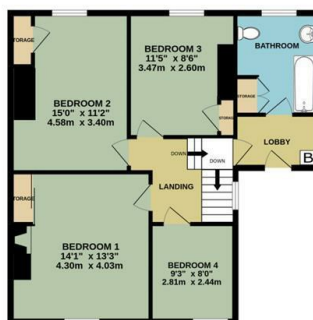




GROUND FLOOR
1198 sq.ft. (111.3 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



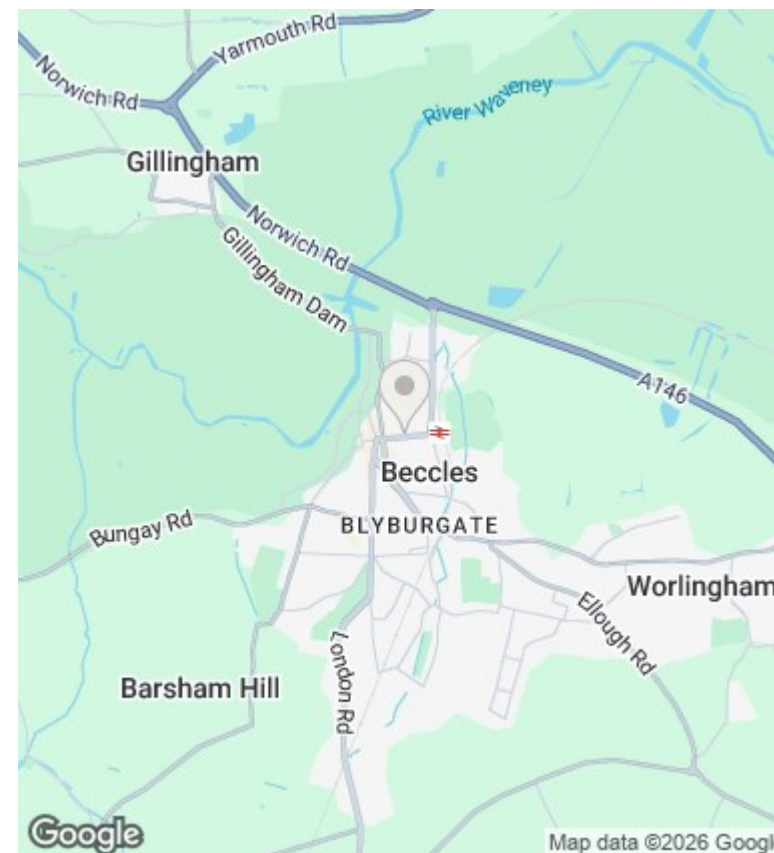
TOTAL FLOOR AREA: 1905 sq.ft. (177.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com