Flick & Son
Coast and Country







Beccles, Suffolk

Guide Price £260,000

- £260,000-£270,000 Guide Price
- Detached Bungalow with Garage
- Two Bedrooms, Principal Room with Bay Window and Built in Storage
- Spacious Living Room with Conservatory to Rear
- Kitchen with Integrated Appliances
- Fully Enclosed Rear Garden
- Highly Sought After Location with Short Walk To Beccles Town
- Family Shower Room with Corner Unit

23A New Market, Beccles, Suffolk, NR34 9HD
01502 442889
www.flickandson.co.uk

Richard Crampton Road, Beccles

Beccles is a charming market town nestled on the edge of the Norfolk Broads in Suffolk, England. Set along the banks of the River Waveney, it offers a mix of scenic waterside views, historic architecture, and a welcoming community atmosphere. The town is known for its independent shops, quaint cafés, and lively local markets, all set against a backdrop of Georgian and Victorian buildings. With its riverside walks, boating opportunities, and easy access to the Broads National Park, Beccles is both a relaxing retreat and a gateway to outdoor adventure.

2 1 2 C

Council Tax Band:





DESCRIPTION
Set within the sought-after market town of Beccles, this well-presented two-bedroom detached bungalow offers comfortable and versatile accommodation, ideal for those seeking single-storey living in a peaceful setting. Upon entering, a welcoming entrance porch leads into the hallway, where two well-proportioned bedrooms are positioned to the front of the property. The principal bedroom is enhanced by a bay-style window, flooding the room with natural light and creating a bright and airy feel. The spacious living room offers ample room for both seating and dining, seamlessly leading through to the conservatory at the rear, which enjoys pleasant views over the enclosed garden and provides an ideal space to relax throughout the seasons. The kitchen is fitted with an integrated oven and gas hob, complemented by generous worktop space and storage units, with additional space for a washing machine. A patio door provides direct access to the rear garden, perfect for indoor-outdoor living during the warmer months. Completing the accommodation is the family bathroom, fitted with a three-piece suite including a corner shower cubicle, wash hand basin and W.C. Externally, the property benefits from an attached garage with power and lighting to the front. To the rear, the fully enclosed garden enjoys a wonderful sense of privacy, enhanced by bordering trees and natural surroundings, along with a patio area ideal for entertaining or enjoying summer days outdoors.

LIVING ROOM
The generous living room offers a welcoming and versatile space, ideal for both relaxing and entertaining. Filled with natural light and providing ample room for a variety of furnishings, the room flows seamlessly into the conservatory at the rear, creating an additional reception area with pleasant views over the enclosed garden and surrounding greenery.

KITCHEN
The well-appointed kitchen offers a practical and functional layout, fitted with an integrated oven and gas hob alongside plentiful worktop space and a range of storage units. There is additional space for a washing machine, while the patio door to the rear provides convenient access to the garden and allows natural light to brighten the room.

BEDROOMS
The bungalow offers two well-proportioned bedrooms positioned to the front of the property. The principal bedroom is a particularly bright and inviting space, enhanced by a bay-style window which floods the room with natural light, while also benefiting from built-in wardrobes providing useful storage. The second bedroom offers versatile accommodation, ideal as a guest room, home office or additional bedroom space.

BATHROOM
The family bathroom is fitted with a three-piece suite comprising a corner shower cubicle, wash hand basin and W.C., offering a practical and well-maintained space to serve the property.

CONSERVATORY
Leading off the living room, the conservatory provides a wonderful additional reception space enjoying pleasant views over the rear garden. Filled with natural light, it offers an ideal spot to relax and unwind while enjoying the surrounding greenery and peaceful setting throughout the year.

OUTSIDE & GARAGE
To the rear, the fully enclosed garden offers a private and tranquil outdoor space, beautifully enhanced by mature bordering trees and natural greenery which create a wonderful sense of seclusion. Predominantly laid to lawn, the garden provides ample space for gardening, relaxing or entertaining, while the patio seating area is perfectly positioned for enjoying summer days and alfresco dining. The garden also enjoys a pleasant backdrop of nature, making it an ideal extension of the living accommodation.

SERVICES
Mains water, gas, electricity and sewerage

OUTGOINGS
Council Tax Band TBC

TENURE
Freehold

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.

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

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











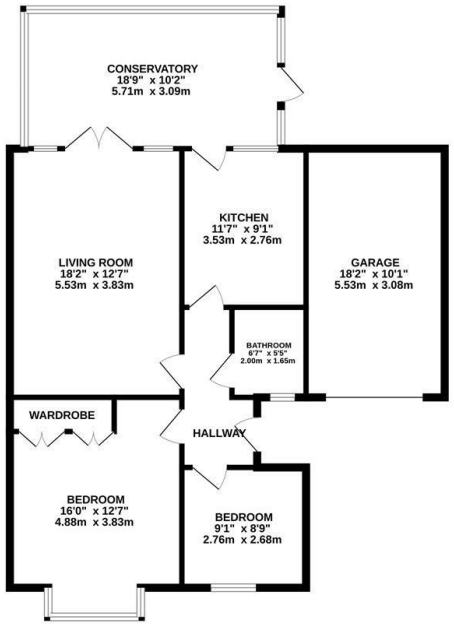








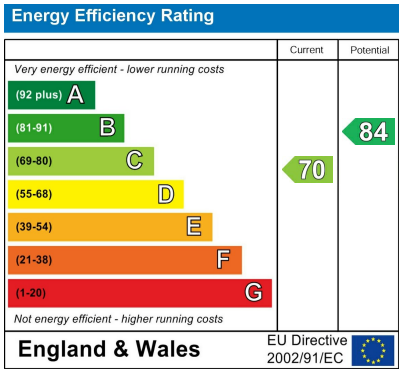
GROUND FLOOR
1062 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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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

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