



Beccles, Suffolk

Guide Price £170,000

- £170,000-£180,000 Guide Price
- Immaculate Sleek Kitchen with Integrated Appliances
- Modern Shower Room
- EPC - E
- Recently Renovated Throughout
- Sought After Rural Location
- Off Road Parking Available
- Living Room with Feature Wood Burner
- Field Views To Rear
- Two Good Sized Bedrooms

Gipsy Lane, Beccles

Frostenden is a small, tranquil village nestled in the Suffolk countryside, just a few miles inland from the North Sea coast. Surrounded by open fields, ancient hedgerows, and patches of woodland, it offers a peaceful rural setting rich in natural beauty. The village is steeped in history, with origins dating back to the Domesday Book and a charming medieval church at its heart. Quiet lanes and walking trails connect it to nearby villages and the scenic Suffolk Coast & Heaths Area of Outstanding Natural Beauty. Ideal for those seeking a slower pace of life, Frostenden blends rustic charm with a strong sense of community



Council Tax Band: A



DESCRIPTION

This immaculate two-bedroom bungalow offers a move-in-ready home in a peaceful rural setting near Southwold and the heritage coast. Set back from the road, it features a stylish interior with a welcoming hallway, two well-proportioned bedrooms, a sleek shower room, a cosy sitting room with a wood-burning stove which flows into a beautifully finished kitchen complete with modern fittings. The property is in excellent condition throughout, with an enclosed rear garden backing onto open fields, perfect for those seeking a tranquil, coastal lifestyle in a home that's ready to enjoy from day one

LIVING ROOM

The living room is a warm and inviting space, beautifully finished with a central fireplace housing an inset wood-burning stove, perfect for cosy evenings in. It offers a comfortable area to relax or entertain, with a seamless connection to the modern kitchen, creating an open and sociable layout ideal for contemporary living. Tastefully decorated and filled with natural light, the room strikes a perfect balance between charm and functionality

KITCHEN

The kitchen is beautifully fitted with modern units and appliances, offering both style and practicality. Thoughtfully designed for everyday living, it provides ample workspace and storage, all while maintaining a clean, contemporary look. Quality finishes and attention to detail make this kitchen one of the standout features of the home

BEDROOMS

The bungalow features two generously sized bedrooms, each offering a bright and comfortable retreat. The front bedroom enjoys

a pleasant outlook and ample space for furnishings, while the rear bedroom overlooks the garden, providing a peaceful view and a sense of privacy. Both rooms are well-presented, with neutral décor and a calm atmosphere, making them ideal for restful living or versatile enough for guests or a home office

SHOWER ROOM

The shower room is sleek and contemporary, thoughtfully positioned between both bedrooms for convenience. It features a spacious shower tray with a classy tiled splashback, adding a touch of elegance to the space. A modern vanity sink offers practical storage and a clean finish, while high-quality fixtures complete the look. The room perfectly complements the property's immaculate presentation.

OUTSIDE

The bungalow is set back from the road with a neatly maintained front garden that enhances its curb appeal. To the rear, the enclosed garden offers a private and peaceful outdoor space, backing onto a playing field with lovely views over open countryside. It's an ideal spot for relaxing, entertaining, or enjoying the surrounding nature, all within a quiet rural setting close to the coast

TENURE

Freehold

OUTGOINGS

Council Tax Band A

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 Ref: 20884/JD.

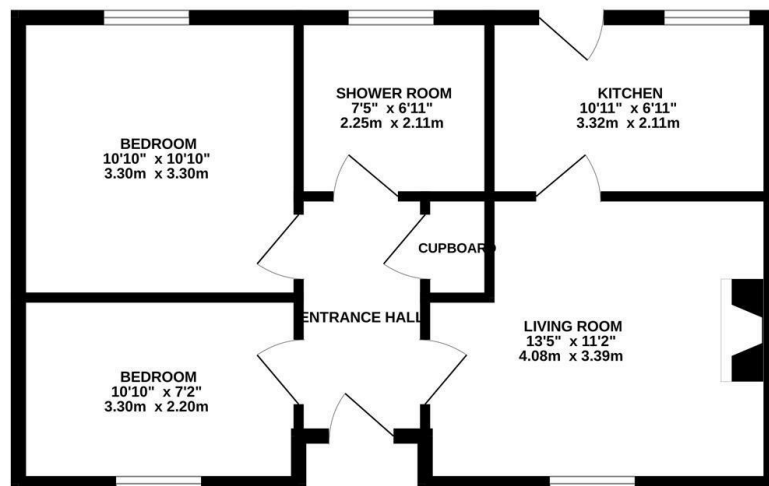
FIXTURES AND FITTINGS

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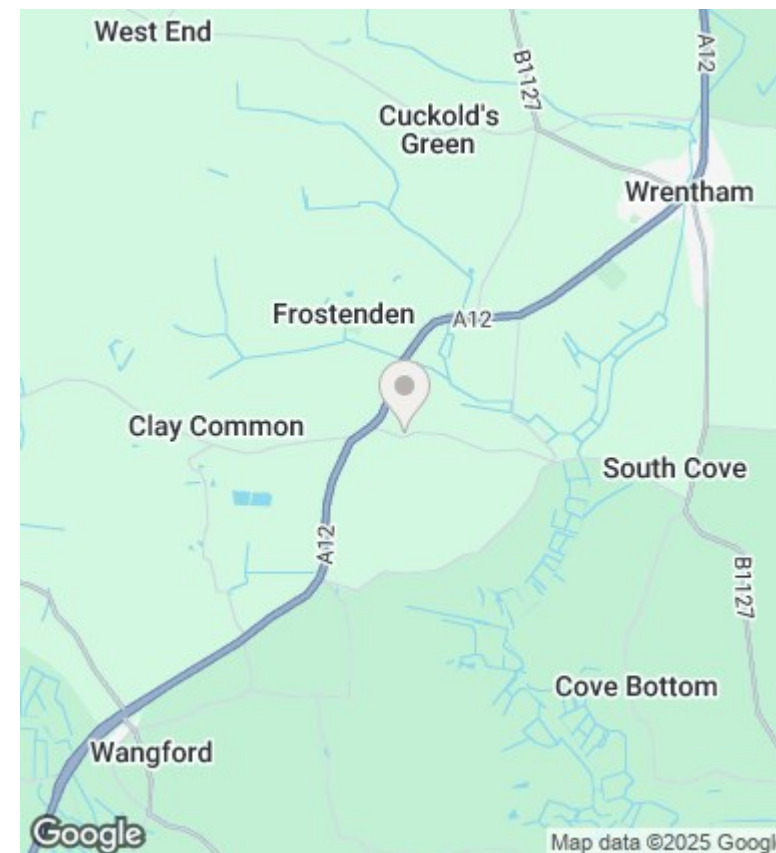




GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 sq.m.) approx.
While 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 Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

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