



## Beccles, Suffolk

Guide Price £360,000

- Extended Semi Detached Period Home
- Modern Stylish Downstairs Bathroom and Shower Room off Landing
- Complete Utility Room with Spaces for all Appliances
- Three Bedrooms Off Landing
- Separate Living Room & Dining Room
- Workshop in Rear Garden with Power and Lights
- Kitchen with Oak Worktops & Stoves Double Oven
- A Short Walk into Beccles Town Centre



# Fredericks 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.



Council Tax Band: C



## DESCRIPTION

This charming three-bedroom Victorian semi-detached home is ideally located in the sought-after market town of Beccles and is rich in period character throughout. To the front, the inviting living room features a bay-fronted window and an attractive open fireplace, creating a warm and welcoming space. Flowing through the property, a spacious and light-filled dining room leads seamlessly into the open-plan kitchen, thoughtfully designed with a central island, wooden worktops, space for a double gas oven, a tall American-style fridge freezer and ample storage. Beyond the kitchen is a recently modernised utility room offering space for a washing machine and tumble dryer, with patio doors opening directly onto the rear garden. The ground floor also benefits from a stylish new bathroom comprising a contemporary three-piece suite, vanity unit with sink, WC, and a centrally positioned bath with shower attachment. Upstairs, the property offers three well-proportioned bedrooms off the landing, along with a family shower room. A useful playroom is accessed via the third bedroom, providing flexible space ideal for children, a home office or hobbies. Outside, the rear garden is perfectly suited for entertaining, complemented by a workshop complete with power and lighting, ideal for DIY enthusiasts or additional storage.

## LIVING AREA

The living room is positioned to the front of the property and is flooded with character, featuring a classic bay-fronted window that allows an abundance of natural light to fill the space. An attractive open fireplace forms a charming focal point, enhancing the room's warm and welcoming atmosphere. With generous proportions typical of a Victorian home, this room offers an ideal setting for both relaxing and entertaining while retaining its period appeal.

## KITCHEN, DINING ROOM & UTILITY

The spacious and light-filled dining room provides an excellent space for family meals and entertaining, flowing seamlessly into the

open-plan kitchen to create a sociable heart of the home. The kitchen is thoughtfully designed with a central island, wooden worktops and ample storage, with space for a double gas stove oven and hob, along with a tall American-style fridge freezer. Beyond the kitchen, a recently modernised utility room offers practical space for a washing machine and tumble dryer, with patio doors leading directly onto the rear garden, making it both functional and convenient. This open layout combines modern living with the period character of the property, perfect for family life and entertaining.

## BEDROOMS

Upstairs, the property offers three well-proportioned bedrooms, each comfortably sized and full of natural light. The front bedroom features a charming bay window, adding character and enhancing the sense of space. The second bedroom is also generously sized, while the third bedroom benefits from an adjoining playroom, providing flexible space for children, a home office, or hobbies. This layout ensures a comfortable and versatile living space for family life.

## BATHROOM AND SHOWER ROOM

The property features a stylish new bathroom conveniently located on the ground floor, off the utility room. It has been thoughtfully modernised and includes a contemporary three-piece suite with a vanity unit sink, WC, and a centrally positioned bath with shower attachment, combining functionality with sleek design. Upstairs, a separate family shower room serves the bedrooms and includes a walk-in shower tray, WC, and sink, offering both practicality and a touch of modern luxury for everyday family living.

## OUTSIDE

To the front, the property is enclosed by a full brick wall with a gate, offering privacy and a welcoming approach via a pathway leading to the front door. The rear garden is perfect for entertaining, with a spacious and versatile layout and access via a rear gate for added

convenience. A workshop with power and lighting is also included, ideal for hobbies, DIY projects, or additional storage, making the outside as practical as it is enjoyable.

### TENURE

Freehold

### OUTGOINGS

Council Tax Band C

### SERVICES

Mains gas, water, drainage and electricity

### VIEWING ARRANGEMENTS

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

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889 Ref:

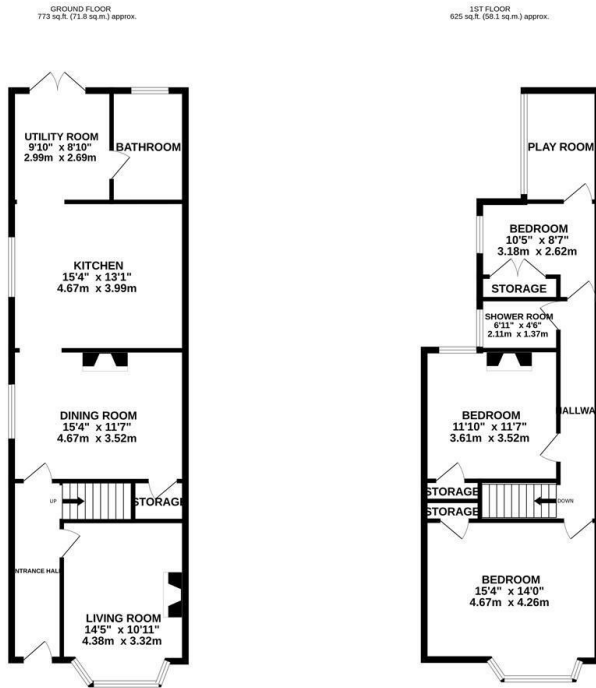
### FIXTURES AND FITTINGS

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.

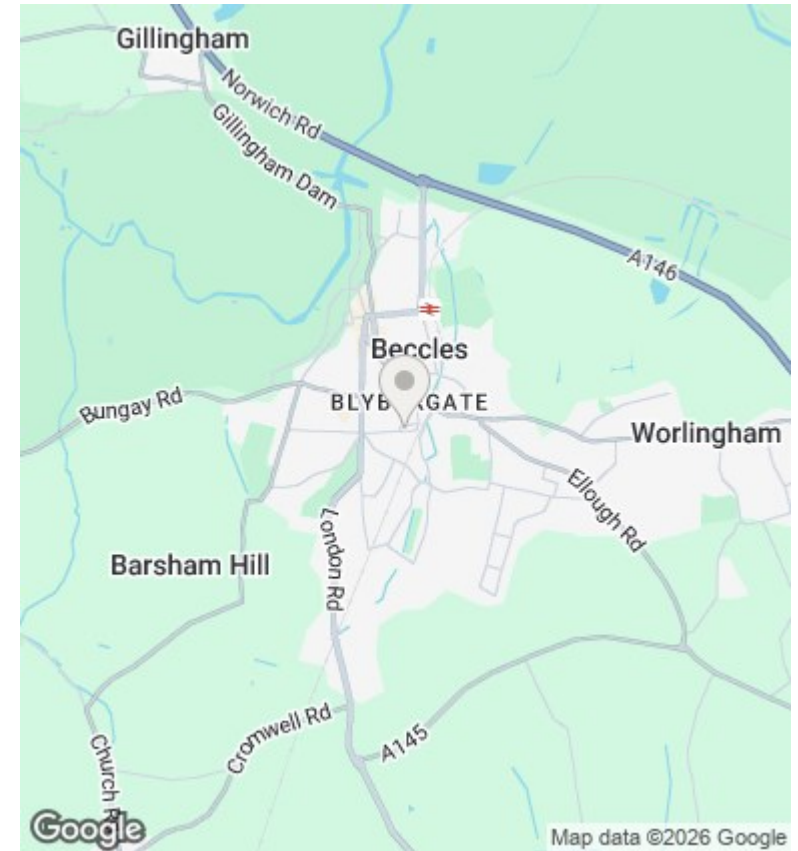








TOTAL FLOOR AREA: 1398 sq ft (129.9 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their quantity 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](http://www.epcregister.com)