



## Beccles,

Offers In Excess Of £395,000

- Stunning open plan living
- Off road parking and detached garage
- Landscaped rear garden
- Popular location
- 3 Double bedrooms
- Extended to offer a substantial kitchen/reception
- Modern fitted kitchen
- Family bathroom & Ensuite
- Glass Balcony terrace
- Gas combi boiler

# Darby 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

Welcome to 47 Darby Road, a beautifully presented home that perfectly blends modern comfort with stylish design.

Step inside and you are greeted by a spacious and inviting hallway, setting the tone for the rest of the property. From here, doors lead to three generously sized double bedrooms, the family bathroom, and the heart of the home, the stunning kitchen extension. Bedroom one enjoys the added luxury of a contemporary en-suite shower room, finished to a high standard for both convenience and privacy.

The family bathroom is equally impressive, featuring a sleek white suite comprising a panelled bath with mains-fed shower over, a modern vanity sink unit, and WC all designed with a clean, contemporary feel.

The true centrepiece of this home is the exceptional kitchen extension. Thoughtfully designed for both everyday living and entertaining, it boasts a modern fitted kitchen complete with a stylish breakfast bar, inset stainless steel sink with drainer, integrated oven with ceramic hob, and ample space for a double fridge freezer. This space seamlessly flows into a bright and spacious lounge/dining area, enhanced by a skylight that floods the room with natural light. UPVC double-glazed doors open out onto a charming balcony seating area with a sleek glass surround, the perfect spot to relax or entertain while enjoying views over the garden.

Externally, the property continues to impress. The rear garden has been beautifully landscaped to create a tranquil outdoor retreat,

featuring a well-maintained lawn, a paved seating area ideal for alfresco dining, and a raised vegetable garden for those with green fingers. A large detached double garage provides excellent storage or workshop potential.

To the front, the property offers a paved driveway providing off-road parking, complemented by a neatly maintained lawned garden that enhances the home's kerb appeal.

This is a fantastic opportunity to acquire a stylish, spacious home in a desirable location, early viewing is highly recommended.

## 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 & Fittings

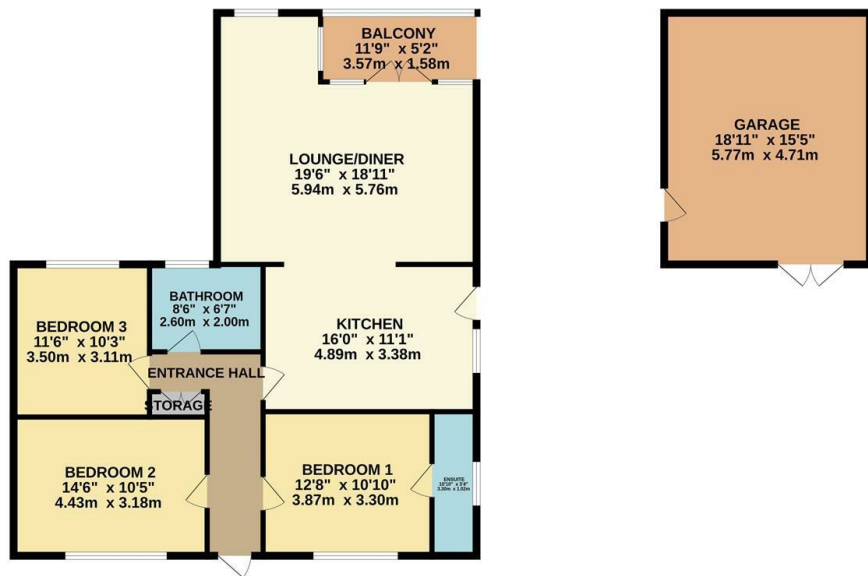
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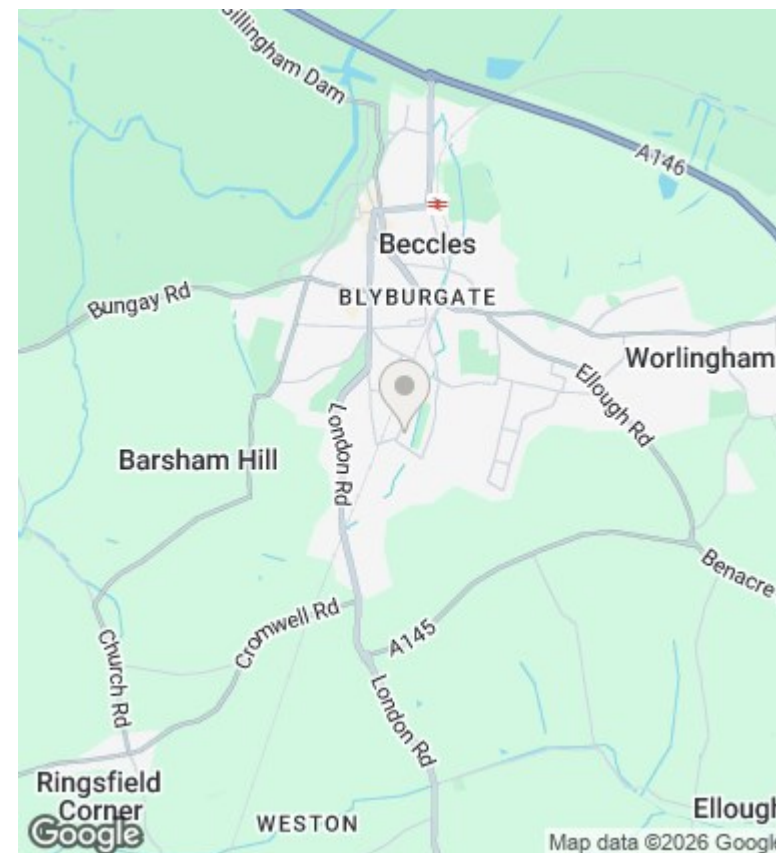




GROUND FLOOR  
1423 sq.ft. (132.2 sq.m.) approx.



TOTAL FLOOR AREA: 1423 sq.ft. (132.2 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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<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)