



## Beccles, Suffolk

Guide Price £250,000

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- Two Double Bedrooms
- Driveway and Integral Garage
- NO ONWARD CHAIN
- Fitted Kitchen with Patio Doors to Rear
- Fully Enclosed Rear Garden with Shed and Cabin
- Detached Bungalow in Sought After Location
- Spacious Living Room with Sliding Doors to Conservatory

# Will Rede Close, 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:



## DESCRIPTION

NO ONWARD CHAIN. This well-presented two-bedroom detached bungalow is set within the sought-after area of Worlingham on Will Rede Close and offers comfortable single-level living. The property features two double bedrooms with fitted carpets, the main bedroom benefitting from built-in wardrobes, along with a family bathroom comprising a three-piece suite with bath and shower over, wash basin, and WC. A fitted kitchen with space for a dining table and a spacious living room, which in turn opens into a bright conservatory providing access to the fully enclosed rear garden, mainly laid to lawn with a patio area ideal for seating and entertaining. To the front, the bungalow enjoys a driveway and an integral garage with power and lighting

## LIVING AREAS

The bungalow offers a spacious living room, ideal for relaxing or entertaining, which enjoys a natural flow through to the conservatory. The conservatory, constructed with brick and uPVC, provides a bright and versatile extension of the living space, allowing plenty of natural light while offering lovely views and access to the garden. Together, these areas create a welcoming and flexible environment, perfect for everyday living and social occasions.

## KITCHEN

The fitted kitchen is well-equipped with a built-in oven and hob, ample built-in storage, and designated spaces for all appliances. There is also space for a dining table, making it a sociable and practical hub of the home, while a rear door provides direct access to the garden, adding both convenience and a pleasant outlook.

## BATHROOM

The bathroom is fitted with a three-piece suite comprising a wash basin, WC, and a bath with shower over, offering both practicality and comfort for everyday use.

## BEDROOMS

The property offers two generously sized bedrooms, both fitted with carpets for comfort, with the main bedroom further enhanced by built-in wardrobes providing excellent storage.

## OUTSIDE

Outside, the property benefits from a fully enclosed rear garden, mainly laid to lawn with a patio area ideal for outdoor seating and entertaining. To the front, there is a driveway providing off-road parking and access to the integral garage, which is fitted with power and lighting for added convenience.

## TENURE

Freehold

## SERVICES

Mains gas, electricity, water and sewerage

## 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:JD20942

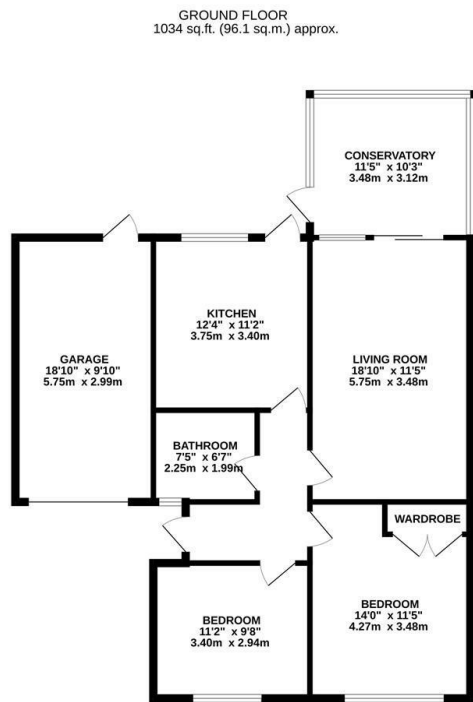
## FIXTURES AND FITTINGS

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

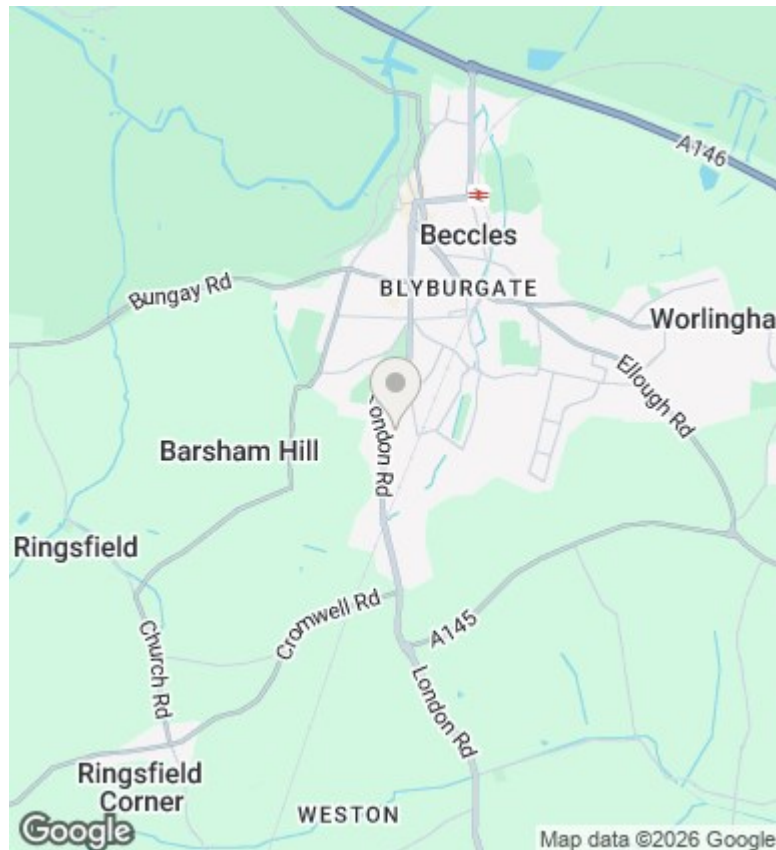
assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or 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: 1034 sq.ft. (96.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans 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 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 is given as to their operation or efficiency. Call the agent.  
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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) <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>		
<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)