



## Beccles, Suffolk

Guide Price £375,000

- £375,000-£400,000 Guide Price
- Handmade Oak Kitchen with Granite Worktops and Rangemaster Oven and Hob
- Driveway and Garage
- Four Bedroom Detached Family Home
- uPVC and Brick Sun Room to Rear
- Popular and Sought After Beccles Location
- Spacious Living Room with Separate Dining Room
- Large Spacious Garden
- Plenty of Storage Throughout The Home and a Fully Boarded Loft



# St Andrews 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: D



## DESCRIPTION

This attractive four-bedroom detached family home is situated in the popular market town of Beccles and offers well-proportioned accommodation throughout. The property is approached via an entrance porch which opens into a bright living room fitted with carpet and featuring a bay window to the front, allowing plenty of natural light, with a door leading through to a separate dining room and the kitchen to the side. The kitchen is a real feature of the home, fitted with a handmade oak kitchen, limestone floor tiles and Fired Earth tiled splashbacks, and is well equipped with a five-ring Rangemaster gas hob and oven, integrated dishwasher, and space for a tall fridge freezer, washing machine and tumble dryer, with access into a brick and uPVC sun room overlooking and opening onto the rear garden. Upstairs are four spacious bedrooms, including a principal suite with a newly renovated modern en-suite featuring a walk-in shower, along with a family bathroom fitted with a three-piece suite and spa-style bath. Outside, the property benefits from a substantial rear garden mainly laid to lawn with a variety of shrubs and plants, while to the front there is a driveway providing off-road parking and access to the garage, making this an ideal family home in a sought-after location.

## LIVING AREAS

The living areas of the home are bright, welcoming and well suited to family life and entertaining. The main living room is accessed from the entrance porch and is fitted with carpet, featuring a bay window to the front that allows an abundance of natural light to fill the space, creating a comfortable and inviting atmosphere. To the rear of the property, the brick and uPVC sun room provides an additional living area, enjoying pleasant views over the garden and offering direct access outside, making it an ideal space for relaxing, dining or enjoying the garden throughout the year.

## KITCHEN AND DINING ROOM

The kitchen and dining room offer excellent space for both everyday family living and entertaining. The separate dining room sits between the living room and kitchen, providing a dedicated and comfortable space for family meals or hosting guests. The kitchen is beautifully fitted with a handmade oak kitchen and complemented by limestone floor tiles and Fired Earth tiled splashbacks, creating a warm and characterful feel. It is well equipped with a five-ring Rangemaster gas hob and oven, an integrated dishwasher, and ample space for a tall fridge freezer, washing machine and tumble dryer, combining traditional craftsmanship with modern practicality.

## BEDROOMS

Upstairs, the property offers four spacious and well-proportioned bedrooms, all fitted with carpets and enjoying windows that allow plenty of natural light to fill each room. The principal bedroom benefits from a newly renovated modern en-suite, finished to a high standard and featuring a walk-in shower, while the remaining bedrooms are generous in size and versatile in use, suitable for children, guests or home working.

## BATHROOM AND ENSUITE

The property is well served by a modern and stylish bathroom and en-suite. The family bathroom is fitted with a three-piece suite and features a spa-style bath, providing a relaxing space for everyday use. The principal bedroom benefits from a newly renovated en-suite, finished to a contemporary standard and comprising a walk-in shower, offering a sleek and practical addition to the home.

## OUTSIDE

Externally, the property offers well-maintained and generous outside spaces ideal for family enjoyment. To the rear is a substantial garden, mainly laid to lawn and complemented by a variety of established shrubbery and plants, creating an attractive and private setting. To the



front, the property benefits from a driveway providing off-road parking along with access to the garage, adding to the convenience of this family home.

### **SERVICES**

Mains gas, electricity, water and sewerage - the property has full fibre connection

### **OUTGOINGS**

Council Tax Band D

### **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.

### **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. 20981/JD

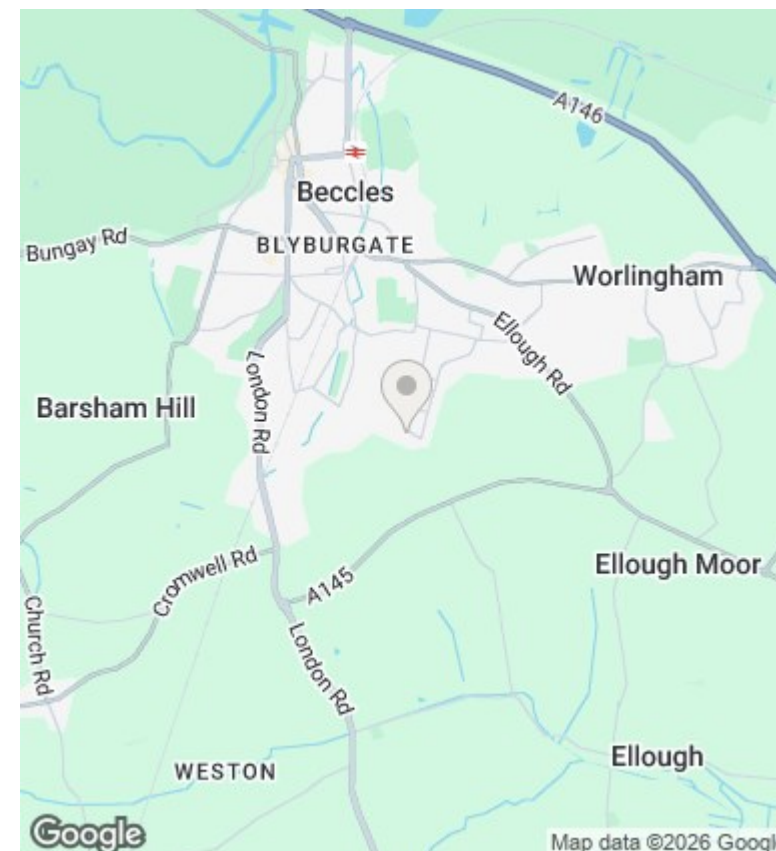
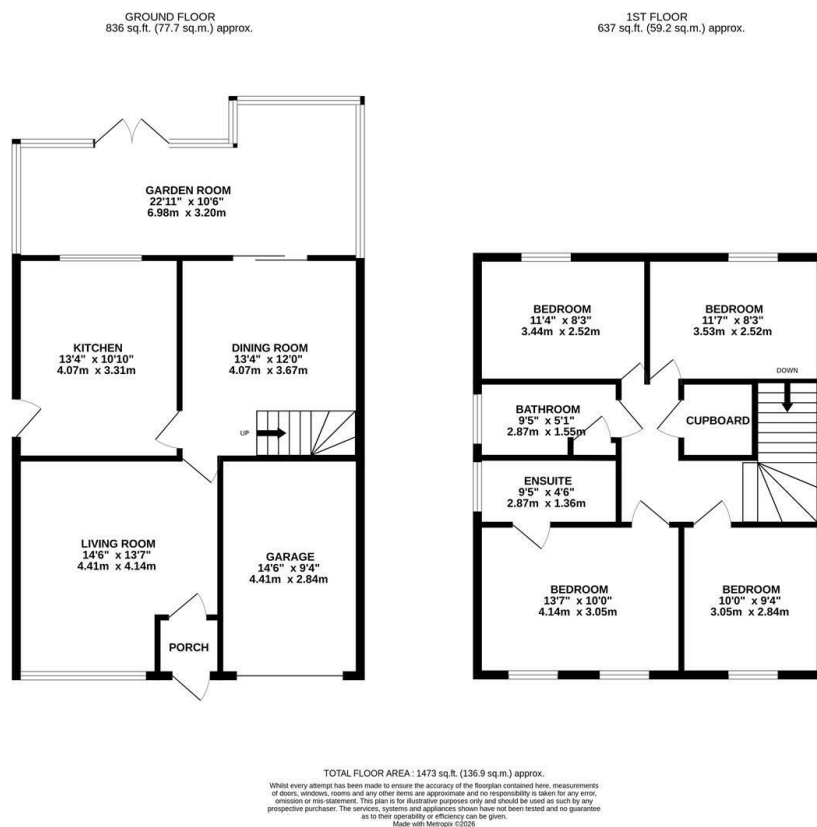
### **TENURE**

Freehold









## 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)