



Fredericks Road, Beccles NR34 9UG

welcome to

Fredericks Road, Beccles

William H Brown are delighted to present this charming THREE Bedroom family home located on Fredericks Road, in Beccles. The home has been decorated to a fantastic standard throughout. It consists of; Entrance Hall, Downstairs WC, Lounge, Kitchen/Diner, Three Bedrooms and upstairs Bathroom.



We are excited to present this charming THREE Bedroom Family Home, located on Fredericks Road in the popular Market Town of Beccles. The Front of the property is ascetically pleasing with large Bay Fronted windows and a brick wall with privacy hedge; gated access leads you to the Front door. Upon entering the home you are immediately reminded of the Victorian charm to the home, with it meeting contemporary and stylish living. On the ground floor is a fantastic flow of Reception Rooms - with a spacious Lounge letting in plenty of natural light via the Bay windows, yet made cosy with a Feature Fireplace housing a Log Burner. The Kitchen/Diner is sleek and carefully though out - making it an ideal hub of the home with plenty of space to create culinary delights. There is room for all essential appliances, equipped with modern under floor heating and the dining aspect of this room ties this together as a social space. There is also a handy downstairs WC. Upstairs, there are three Double Bedrooms situated off the landing - completed to a high standard - all having access to the Family bathroom complete with separate Bath tub and Shower cubicle - ideal for busy family living. Outside, the Rear garden is Fully enclosed via fenced surround to create privacy, benefiting from a patio area, laid lawn and bark making it ideal for alfresco dining in the summer months. There is a Rear access gate leading to a Driveway to the Rear of the property. Viewings come highly recommended!

Accommodation

Ground Floor

Entrance Hall

Downstairs Wc

Lounge

23' 10" x 11' 5" (7.26m x 3.48m)

Kitchen/Diner

29' 3" x 10' 7" (8.92m x 3.23m)

First Floor

Landing

Bedroom 1

12' 10" x 11' 8" (3.91m x 3.56m)

Bedroom 2

11' 8" x 10' 4" Plus Wardrobe (3.56m x 3.15m Plus Wardrobe)

Bedroom 3

13' 11" x 10' 11" (4.24m x 3.33m)

Bathroom

Outside

Front Garden

Rear Garden



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Fredericks Road, Beccles

- GUIDE PRICE £440,000 - £450,000
- Spacious Lounge made Cosy with Log Burner in Feature Fireplace
- Modern Sleek and Stylish Kitchen/Diner with Breakfast Bar
- Handy Downstairs WC and Upstairs Family Bathroom
- Enclosed Rear Garden Space with Patio Area and Laid Lawn

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers over



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LOW109156 - 0003

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