



NORTHGATE, BECCLES
GUIDE PRICE £675,000 - £695,000 FREEHOLD

WATERSIDE
ESTATE AGENTS









RIVERSIDE HOUSE, NORTHGATE, BECCLES, SUFFOLK NR34 9AU

- A commanding attached riverside residence with spectacular views out over the River Waveney
- Approx 90ft of private river frontage providing moorings for several boats
- Walking distance of the centre of Beccles
- Detached garage with off-road parking for several cars
- 2 Bay-fronted reception rooms
- 3 Double bedrooms
- Planning permission to convert the second floor to create another bedroom with en-suite shower room
- Award-winning holiday let available fully furnished by separate negotiation

Guide Price £675,000 - £695,000

A substantial 1930s built, riverside residence offering a truly stunning position on the banks of the River Waveney with beautiful far reaching views, private moorings for several boats, south facing gardens, garage and off road parking, all within walking distance of the centre of Beccles.

Currently run as a successful well-established holiday let, but equally suitable as a lock up and leave second home or a comfortable, well-placed permanent residence with planning permission in place to further increase the accommodation with an additional bedroom with en-suite shower room to the second floor. Offering a commanding position on the main river but completely hidden from the road, Riverside House offers spacious accommodation that consists of an entrance porch and hall, bay-fronted, dual aspect sitting room, bay-fronted dining room, kitchen / breakfast room, utility room, workshop and sun room. The first floor offers 3 double bedrooms, bathroom and separate WC.

All of the primary accommodation enjoys beautiful far reaching river views and a sunny south-facing aspect. The private river frontage extends to approx 90ft offering mooring facilities for several boats and includes a slipway. The paved sun terrace runs the full width of the house and provides an idyllic vantage point to sit and enjoy life on the river and spectacular sunsets. A well-stocked lawned garden runs down to the waters edge with a detached garage and private off-road parking for four cars.

The property is located within walking distance of the centre of Beccles which is a highly regarded and historic market town with a wide range of amenities including an array of independent shops, restaurants and pubs with annual events that include a food and drink festival, antiques market and open gardens day. It also benefits from good accessibility including a train station giving access to Ipswich, Norwich and London Liverpool Street.

Available with no onward chain and full contents by separate negotiation. Early viewing is recommended.



ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Wooden floor, staircase to 1st floor, radiator

Sitting Room: 15'7 x 12'7

Dual aspect, bay-fronted, reception room with impressive views out over the River. Wooden floor, open fire with attractive brick surround. 2 radiators, panelled door, picture rail.

Dining Room: 14'0 x 10'11

Bay window to front aspect looking out over the water. Wooden floor, panelled door, picture rail, radiator.

Kitchen / Breakfast Room: 16'5 x 9'3

Full range of wall and floor mounted cabinets finished with wooden worktops. Built in oven, gas hob and extractor hood. Plumbing for dishwasher, tiled splashbacks, window to front aspect with river views.

Rear Hallway

Utility Room: 10'1 x 9'10

Glazed door to rear, washbasin, plumbing for washing machine, wall mounted gas fired central heating boiler.

Cloakroom:

Low level WC, panelled door, partially tiled walls.





Workshop: 6'11 x 4'5

Garden Room: 9'11 x 6'11

Dual aspect with stunning river views.

FIRST FLOOR

Landing

Currently used as a study area with radiator and window to front aspect. Loft access.

Master Bedroom: 15'9 x 12'1

Bay fronted with window to front and side with spectacular views out over the Waveney. 2 radiators, built-in triple wardrobe with cupboards over. Panelled door, picture rails.

Bedroom 2: 14'2 x 11'0

Bay window to front aspect with panoramic river views. Picture rail, panelled door and radiator. Vanity wash basin.

Bedroom 3: 11'0 x 9'9

Window to front aspect with river views. Radiator, panelled door, picture rail and built-in cupboards.

Bathroom:

Panelled bath with fitted shower and screen, wash basin, radiator, window to side, built in cupboards, partially tiled walls. Radiator, shaver point.

Separate WC:

Low level suite, window to side, panelled door.



OUTSIDE

The property is hidden from the roadside but accessible via a private driveway with parking for several cars which also leads to a detached garage. A pretty, well stocked lawned garden runs down to the waters edge with a slipway providing direct river access. A sun terrace runs the full width of the property with breathtaking panoramic river views.

With approx 90ft of river frontage there is scope to moor several boats.

ADDITIONAL INFORMATION

Tenure: Freehold

Attached Property

Mains services: Water, drainage, gas and electricity

No onward chain

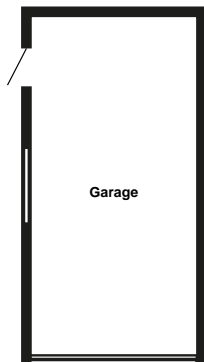
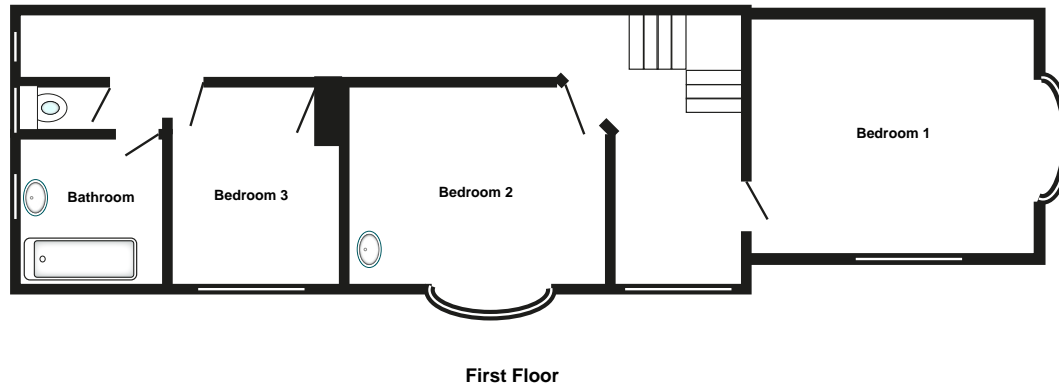
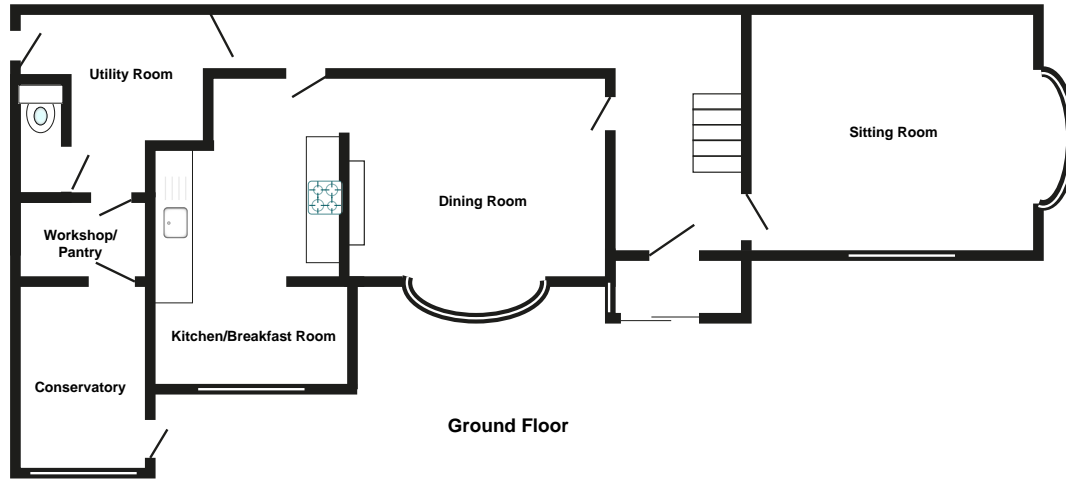
Full contents available by separate negotiation

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





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