



1b Rivetts Loke
Beccles | Suffolk | NR34 9YL

A MODERN GEM



“A modern home that’s been continually upgraded and improved, tucked away in a lovely private setting, just a short walk from the centre of the pretty market town of Beccles – what a find! With spacious family-friendly accommodation, a sheltered low-maintenance garden, a garage and plenty of parking, it ticks all the boxes and sits in a truly excellent location.”



KEY FEATURES

- A Detached, Spacious and Beautifully Presented Family Home, conveniently located within Walking Distance to Beccles Town Centre
- Four Bedrooms; Three Bath/Shower Rooms including a Ground Floor Wet Room
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Breakfast Room with Separate Utility Room
- Two Further Reception Rooms
- Low Maintenance and Manageable Rear Garden
- Off Road Parking and Large Single Garage
- Solar Panels for Hot Water and Underfloor Heating Downstairs
- The Accommodation extends to 1,693sq.ft
- Energy Rating: C

If you love the convenience of town centre living and you want the very best of pretty Beccles, but you don't want to compromise on size or quality, this is the place for you! Incredibly well-designed and beautifully built, this attractive home has so much going for it.

A Superb Setting

Built in 2010 by renowned local builders, Brian Sabberton Ltd, this home enjoys a lovely location down a quiet no-through road within the town. It was the position that first attracted the owner, who moved in when the house was just four years old. "I prefer to walk rather than drive and you have everything within easy reach here. I can walk to the lido for a summer swim, to meet friends for coffee or lunch, take a stroll down by the river, go shopping, walk to the station – everything is so accessible," she explains. And when you do need to go further afield, you're close to all the main roads, so it doesn't take long to get out of the town. Head into wide open countryside, explore the Waveney Valley or take a trip to the coast – what a wonderful location this is!





KEY FEATURES

Pretty And Practical

The property has an unusual but very practical layout which offers enormous versatility. You enter into a spacious entrance hall with the stairs leading up in front of you. To your left is a sizeable dining room (the owner has a piano and guitar in here, as well as an extendable dining table that can seat up to 12) with a wet room opposite. This means that the dining room could be used as a ground floor bedroom if mobility is an issue. It would also be great as a home office, a music room, a snug for teens or a playroom for little ones. Behind this is the sitting room, centred around a lovely fireplace with what looks like a log burner but is in fact a gas fire, which gives a lovely cosy atmosphere and warms the room quickly but is much easier to use and keep clean than a woodburner. Three large windows allow the light to pour in and make this a beautifully bright room in summer. It stays cool in summer if you extend the electric awning from the back of the house, so it's a lovely room year round. There's wooden flooring throughout the hall, dining room and sitting room, which adds a nice warm feel.



Socialising And Sunshine

Moving into the kitchen, running the full length of the house, you'll see the shape of it allows room for a large dining table or for a smaller table and separate seating area, as the owner has chosen. The kitchen was reconfigured and a new kitchen fitted just two years ago, with the owner taking time to get every detail just right. The range cooker and built-in microwave are great if you enjoy cooking and entertaining, and the ample worktop and storage space is sure to impress too. Upstairs, there are four bedrooms, three of which are doubles and have built-in wardrobes, with further cupboards on the landing. It's a great house for storage! The master has an en-suite shower room, while the other three bedrooms share a family bathroom with a separate bath and shower. Outside, the owner has created a Mediterranean style garden to the front of the house and has landscaped the rear courtyard. On two levels, it's mostly walled and is paved, the patio interspersed with flowerbeds. It's a sunken garden, so it's private and very sheltered, a real suntrap in summer, hence the awning to provide shade on hot days.

























INFORMATION



On The Doorstep

Beccles is a delightful market town in the county of Suffolk. It offers a variety of local facilities including cafés, public houses, restaurants, independent boutiques and large chain supermarkets as well as a local theatre and other cultural and leisure amenities. It also benefits from several schools covering all age groups from Primary to High School age. The town sits on the edge of the Norfolk Broads National Park, alongside the stunning River Waveney.

How Far Is It To?

Beccles is 11 miles to the north of Halesworth. The beautiful cathedral city of Norwich lies 18 miles to the north west, with the coast 10 miles to the east. You are also a short drive to the popular seaside town of Southwold which lies 13 miles to the south east. Beccles is on the mainline rail link to Ipswich and on to London Liverpool Street. Local bus services run to Norwich, Halesworth and other destinations.

Directions - Please Scan The QR Code Below

When leaving Beccles town centre, from New Market, turn left onto Ballygate and continue to the end of the road. Turn Left onto St Marys Road and at the traffic lights turn right on to London Road. Shortly after, take a left hand turn on to Rivetts Loke and follow the road round to the left and the property will be found on the left hand side.

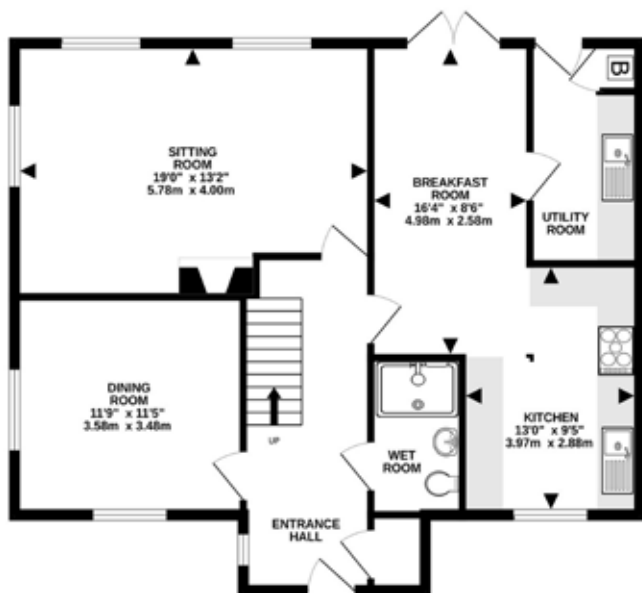
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [joked.stickshifters](https://www.joked.stickshifters.com)

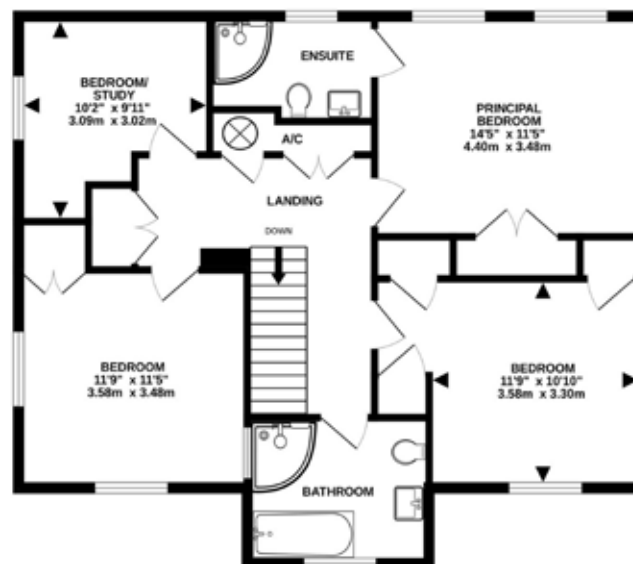
Services, District Council and Tenure

Gas Central Heating, Underfloor Downstairs, Mains Water, Mains Drainage
East Suffolk Council - Council Tax Band E
Freehold

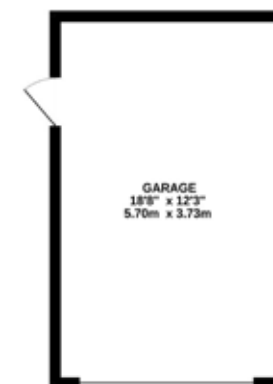




GROUND FLOOR
844 sq. ft. (78.4 sq.m.) approx.



1ST FLOOR
849 sq. ft. (78.5 sq.m.) approx.

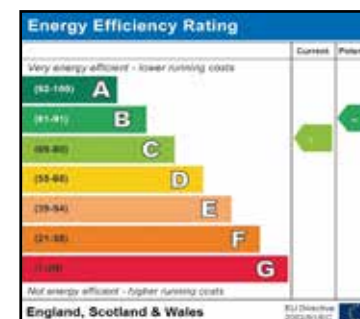


GARAGE
231 sq. ft. (21.5 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1693 sq. ft. (157.3 sq.m.) approx.
TOTAL FLOOR AREA : 1924 sq. ft. (178.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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