



1 Elliott Garrod Gardens  
Beccles | Suffolk | NR34 9RA

FINE & COUNTRY

# ALL THE ADVANTAGES



“Enjoy the security of life in an exclusive gated retirement community that’s just a short stroll from all the amenities on offer in the centre of the beautiful market town of Beccles. You have an attractive modern detached home, a private south-facing garden, a friendly and welcoming neighbourhood and there’s no work to do, so it’s an easy move too.”



# KEY FEATURES

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- An immaculately presented Detached Bungalow built 3 years ago, located in the popular McCarthy & Stone over 55's Development in Beccles
- Enhanced with Shutters and a Fireplace and Extended with a Garden Room
- Two Double Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from a Walk-In Wardrobe and an En-Suite Shower Room
- Kitchen/Dining Room with Separate Utility Room
- Private and Secure Rear Garden
- Off Road Parking and Large Single Garage
- Located next to Foundry Place which provides an On-Site Restaurant/Bistro
- The Accommodation extends to 1,277sq.ft
- Energy Rating: B

A high-quality modern home, completed just three years ago by an award-winning builder and further upgraded by the owners, this property is sure to impress. It offers a great balance of privacy and seclusion with community and access to the town and to transport links. This and the surrounding homes within the small development have proved popular – and when you come to visit, you'll see why!

## Many Benefits

Built by McCarthy and Stone for the over 55's just a few years ago (and still under guarantee), this was originally the show home – the flagship property on this small and exclusive development, set in a private position within the town of Beccles. The owners were looking for a home that was well-proportioned and well built and they found it right here. They have enjoyed the security of life in a gated community, and love being able to pop over the road to the bistro in the neighbouring apartment building for breakfast, lunch, afternoon tea or a Sunday roast. They also benefit from the use of a visitor's guestroom in the apartment complex at a competitive price, which is ideal when friends and family come to visit. Another advantage is that when they themselves travel, they too can stay in the guest room at other McCarthy and Stone developments, making travel arrangements a doddle. They also have their front garden maintained, windows washed and gutters cleaned, which is perfect if you're trying to futureproof your lifestyle or if you have limited mobility.





# KEY FEATURES

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## Easy Living

They benefit from all these advantages yet they haven't sacrificed their own space or privacy, as the property is detached and has a secluded, south-facing garden that isn't overlooked at all. The convenience with none of the downsides! As a former show home, it's been beautifully kitted out and well finished, with a layout that's practical and works well for everyday life. Coming into the property, you have a well-proportioned sitting room to one side. The owners have fitted a Portuguese limestone hearth and surround here with an inset electric fire. To the other side of the hallway is the kitchen diner, with plenty of room for a good size table, creating a lovely and sociable space. This has double doors to a beautiful garden room that the owners have added. They spend a lot of their time here and it's heated for year-round comfort. The perfect spot for a morning cuppa or relaxing evening. The two bedrooms are found behind the living space, both good doubles. The principal bedroom has a walk-in wardrobe and en-suite shower room, with the other bedroom having a bathroom opposite. There's also a useful utility room off the kitchen. All the rooms are light and bright and the whole house is warm and welcoming, efficient to heat and comfortable to live in.

## All On The Doorstep

Step outside and you can sun yourself on the south-facing patio or watch grandchildren playing football on the lawn. It's totally private out here, which the owners love. When you need to venture out, it's only a three- or four-minute walk to Roys, which is where you can catch the bus. The station is just a five-minute walk and it's ten minutes to the centre of town. The owners have really enjoyed exploring the area, with days out at the coast, boats on the Broads, lunches in town, swimming in the lido or tennis at the club – there's so much to do around here.

## Agents Note

There is a monthly service charge which covers all the benefits the development offers. For 2024 this is currently £116.00 per month.

























# INFORMATION

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## 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 QR Code Below

When leaving Beccles town centre, from New Market, head south on The Walk towards Market Street. Continue onto Station Road. At the roundabout take the 3rd exit onto Gosford Road. Turn off Gosford Road onto Elliott Garrod Gardens, go past Roys carpark to the automatic gates and the property lies just inside gates on the first left hand corner.

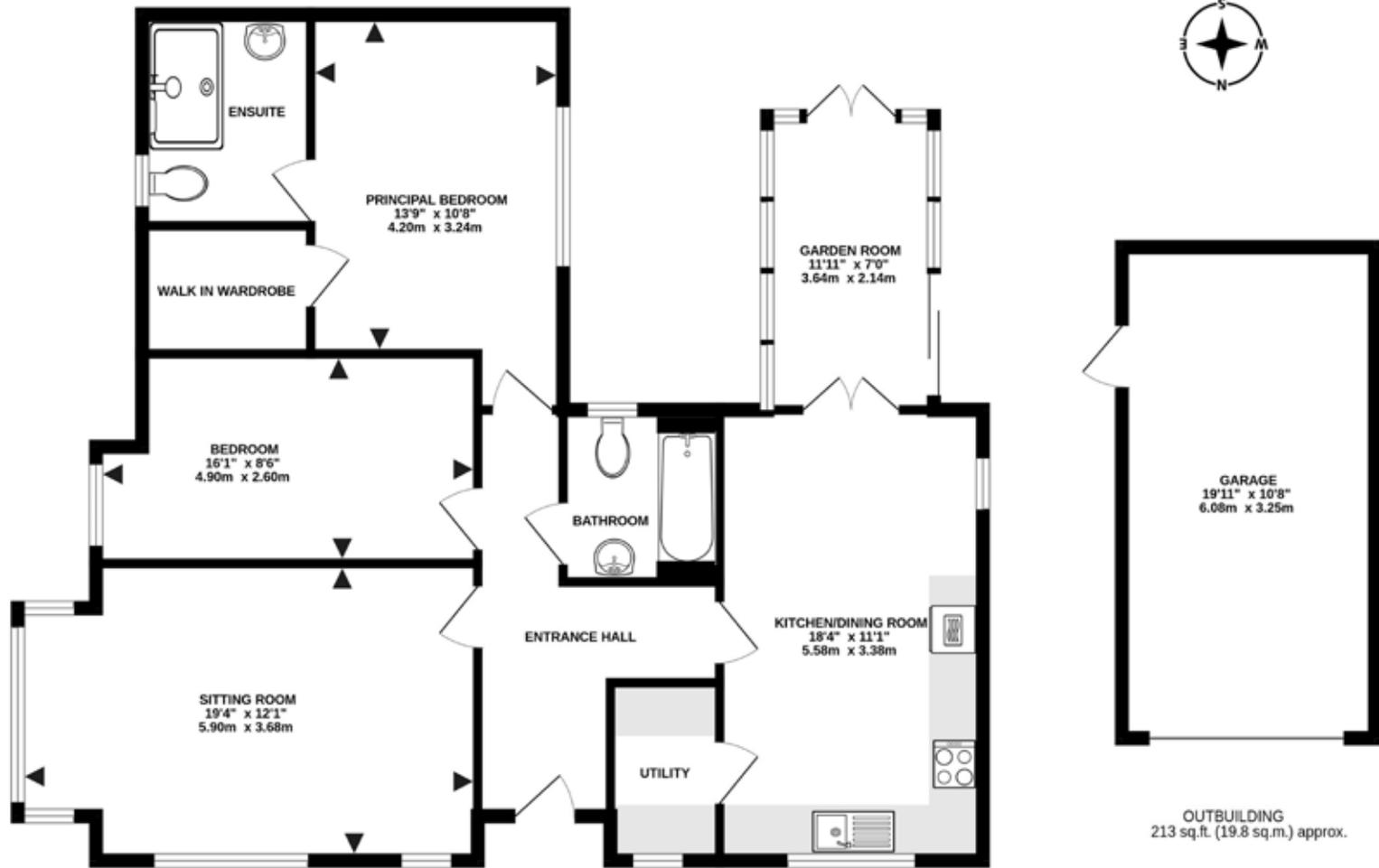
## What Three Words Location

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... [defend.textiles.pioneered](#)

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
East Suffolk Council - Council Tax Band E  
Freehold





**BUNGALOW**  
1064 sq.ft. (98.9 sq.m.) approx.

**OUTBUILDING**  
213 sq.ft. (19.8 sq.m.) approx.

**TOTAL FLOOR AREA : 1277 sq.ft. (118.7 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](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		93
(92-91)	B	83	
(81-80)	C		
(65-60)	D		
(38-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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