



7 Ashmans Road
Beccles | Suffolk | NR34 9NP

FINE & COUNTRY

A RARE OPPORTUNITY



“In a very desirable part of Beccles, walking distance to all amenities, this fabulous family home has so much to offer. With ample space inside and out, generous rooms with an effortless flow and an enormous amount of flexibility, it’s a place with much to recommend it.

Coming to the open market for the first time, it’s an absolute gem and not to be missed.”



KEY FEATURES

- A Spacious Detached Family Home situated in a Quiet Part of Town in Beccles
- Four Bedrooms; Two Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility
- Three Reception Rooms and a Conservatory
- Enclosed Rear Garden with Patio
- Double Garage and Plenty of Parking on the Driveway
- External Car Charging Point
- The Accommodation extends to 1,708sq.ft
- Energy Rating: C

If you're looking for a family home or place to retire, in a quiet part of town that's also convenient for everything, you must come and see this impressive yet comfortable home. It's both practical and attractive, cleverly designed and well maintained, ready for its new owners to enjoy all that it has to give.

A Bespoke Build

The property was built by the owner and her family, around 45 years ago. She and her husband were looking for a place in which to raise their children and couldn't find what they wanted – so they built it for themselves! It's been a huge success, with their four children growing up here and now the grandchildren returning, with many birthday celebrations, Christmas gatherings and more taking place here over the years. A very happy home in a superb setting, it's been much loved and, perhaps as a result, has a lovely warm and welcoming feel. Well-built and well proportioned, it's a truly wonderful home.

Sunny And Spacious

The house is sure to impress from the moment you step into the spacious and bright entrance hall, setting the tone for what's to come. There's a generous sitting room to one side, with a dual aspect and a feature fireplace. Double doors lead to the sunny conservatory beyond and allow you to open up the space if you're hosting guests. The kitchen is equally sociable. Another well-proportioned room, you can have your breakfast table in the centre, and there's an opening to the formal dining room, which has a large window overlooking the garden. There's a ground floor shower room, plus a lovely light snug or ground floor bedroom to the front.





KEY FEATURES

Exploring Upstairs

On the first floor there are another four bedrooms, all a good size, sharing the family bathroom. You can see that it's a versatile house and would work at every stage of family life, with both formal and informal dining, the potential to have bedrooms on both the ground and first floors, a playroom for little ones or the grandchildren or a den for teens... it easily configures to meet every need. Even the rear porch makes life that little bit easier, with somewhere to leave muddy boots after spending time in the garden.

Town, Coast And Country

The garden faces south and is lovely and sunny. It's currently designed to be very easy to care for, but still provide pleasure by looking good throughout the year. The owner particularly loves sitting out on the chair between the conservatory and the porch, whether with a morning cuppa or evening drink and enjoying the warmth of the sun. There's ample parking on the drive, as well as a double garage, with an electric car charging point found near the porch, but it's the location that is the real star of the show here. This is a quiet and desirable road, walking distance from all the amenities in town. Stroll to the lido for a summer swim, hop on a train and go to the coast or to Norwich, head out on the water on your paddleboard or kayak, browse the shops or enjoy a spot of lunch – it's all right here. The primary school is down the road and the high school is just around the corner, you have green spaces to explore and so much more.





















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 QR Code Below

Leaving our office on Blyburgate, turn right onto Peddars Lane and then turn left onto London Road. Turn right onto Ashmans Road 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... [wool.charts.look](https://www.wool.charts.look)

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Broadband Available - please see www.openreach.com/fibre-checker

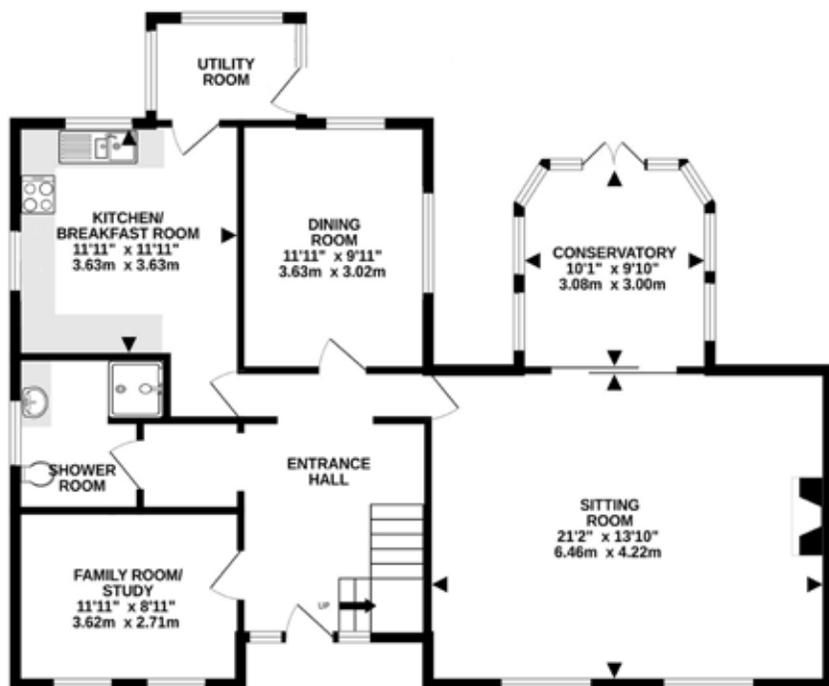
Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

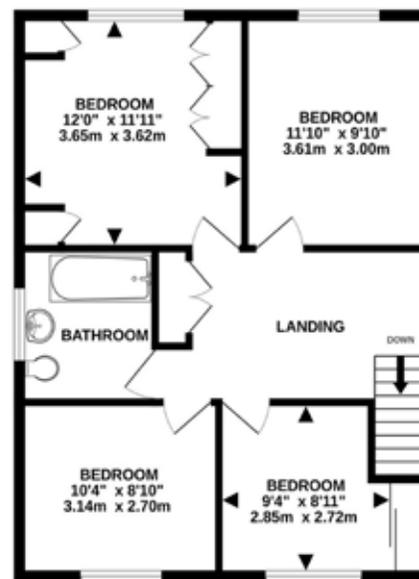
East Suffolk Council - Council Tax Band E

Freehold

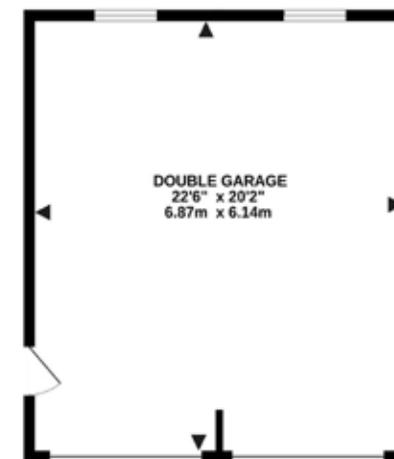




GROUND FLOOR
1082 sq.ft. (100.5 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



GARAGE
453 sq.ft. (42.1 sq.m.) approx.

ACCOMMODATION (EXCLUDING GARAGE) : 1708 sq.ft. (158.7 sq.m.) approx.
TOTAL FLOOR AREA : 2161 sq.ft. (200.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A (92-100)		81
B (81-91)			
C (69-80)		73	
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.co.uk			

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

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

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