



90 Fair Close
Beccles | Suffolk | NR34 9QT

SPACE IN THE CENTRE



“If you love living in town but you don’t want to sacrifice space, inside or out, this is the place for you!
With four double bedrooms, plus an annexe, a generous south-facing garden, private off-road parking and a garage.
You have all the benefits of a well-proportioned family property combined with easy access
to the amenities of the pretty market town of Beccles.
Town centre living at its best!”



KEY FEATURES

- A Beautifully Presented Detached Family Home, conveniently located in the Centre of Beccles
- Five Bedrooms; Principal Bedroom with Dressing Room & En-Suite
- Versatile Living with Downstairs Bedroom and Reception Room plus an En-Suite Shower Room
- Two Further Reception Rooms including Large Living Room with Open Fire
- Kitchen with Separate Utility/Pantry
- Private, Secure and Attractive South Facing Garden plus Additional Rear Courtyard
- Off Road Parking for Multiple Vehicles, EV Charger and Oversized Garage
- The Accommodation extends to xx sq.ft
- Energy Rating: C

It's unusual to find a house of this size in town that also offers ample parking and a large south facing garden but is refreshingly quiet. This property sits on a no-through road, so you don't have much passing traffic, and many of the surrounding homes are retirement properties. It's a lovely spot, very peaceful but very convenient, just a short walk to the station, library, shops, schools and more.

Four Into One

The property sits side on to the road, so you can't be seen by passers-by. It's thought to have started life as four small cottages, but today it's one impressive family home with huge appeal. The owners had a very exacting wish list when they moved here. They wanted an annexe for an elderly parent, a spacious, enclosed garden for their growing family, parking, and a home that was in the centre of town. This ticked every box and they have been here for over 20 years, raising their boys at the property. As their family fly the nest, it's time for the owners to move on and hand over to another family who can enjoy the enviable lifestyle this property offers.

As Adaptable As You Need

Over their time here the owners have replaced all the bathrooms, the kitchen and have redecorated throughout. The result is a colourful, friendly and welcoming home with real heart. The main reception room is huge and easily accommodates both seating and dining. French doors to the south open to the garden, while the open fire adds a cosy touch on winter nights and at Christmas. This is a great entertaining space year round. There's a further reception room, currently a study, that has also been a den when the boys were teens, so they had somewhere to hang out with their friends.





KEY FEATURES

This could be opened into the kitchen to create one larger room if required, but the kitchen is a good size as it is, with plenty of storage and preparation space and a water softener, as well as a separate utility and pantry. The annexe consists of two rooms and a shower room and can easily be separated from the rest of the house or used as part of the main property. The owners originally used it as an annexe and now have one room as a snug, with the other used for receiving clients. Upstairs, all four bedrooms are doubles. The principal is at one end of the property, reached through its own private dressing room, so it's nicely tucked away from the rest of the family. It also has an en-suite with bath and shower, so it's the perfect retreat for parents!

Loving The Location

Outside, the garden is found to the front of the house, facing south and being fully enclosed, so safe for young children or for anyone with dogs. There's plenty of room out here for a game of football and you can dine under the pretty pergola on summer evenings. The whole garden is completely private, which is unusual for a property that's so central. Vehicle access is around at the rear of the house, with a garage and parking for four cars. There's scope to increase the parking but the owners have never felt they needed more than this, given that on the whole they walk everywhere. You have the station around the corner, you can walk your dogs or go for a run on the common, go out on the river, swim in the lido, head to the shops, browse antiques, have lunch out or a drink in the pub... there's plenty to do right on the doorstep. It's also great for a growing family as it's a safe area and children can walk to school and go call for friends.

























INFORMATION



On The Doorstep

Beccles is a delightful market town in the county of Suffolk. It is full of essential local amenities and 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 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

From Blyburgate head towards Small Gate and then at the traffic lights turn right onto Market Street and at the next light go straight over onto Station Road. When you reach the mini roundabout, turn right on to Gosford Road and then right again onto Fair Close. Before you reach the end of the road, turn left on to the track that will lead to the drive and rear entrance to the property.

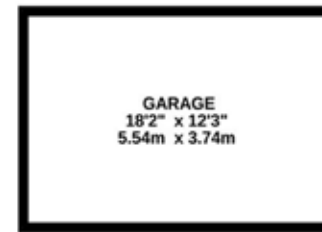
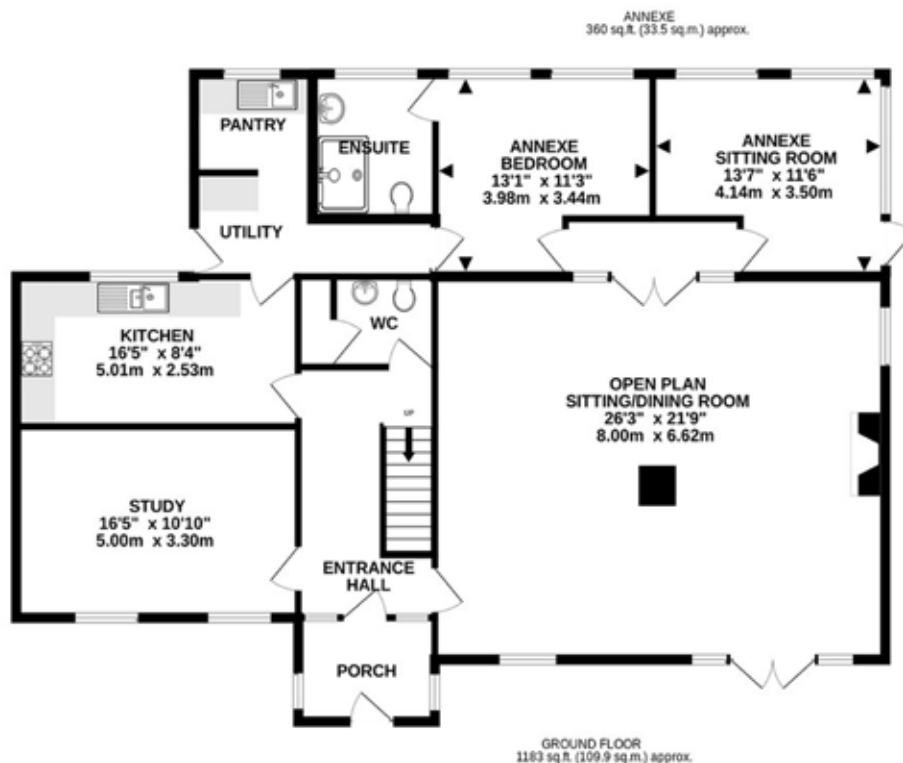
What Three Words Location

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... [essential.arranged.landmark](#)

Services, District Council and Tenure

Gas Central Heating; Mains Water, Mains Drainage
Super Fast Full Fibre to Premises 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





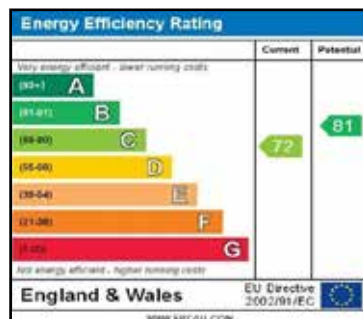
GARAGE
223 sq.ft. (20.7 sq.m.) approx.



1ST FLOOR
1042 sq.ft. (96.8 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING ANNEXE & GARAGE) : 2225 sq.ft. (206.7 sq.m.) approx.
TOTAL FLOOR AREA : 2808 sq.ft. (260.9 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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