



Grange Road, Beccles - NR34 9NR



Grange Road

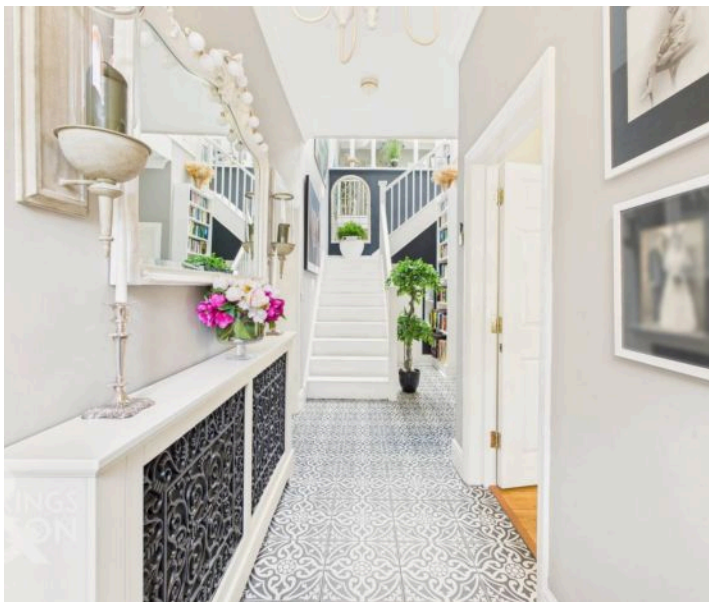
Beccles, NR34 9NR

With HISTORY playing a key feature in this property where MODERNISATION blends seamlessly with CHARACTER CHARM, this former convent has been converted to offer over 2000 Sq. Ft of living accommodation set upon 0.25 ACRES (stms) on this prestigious edge of town centre street. A total of THREE RECEPTION ROOMS can be found, all of which offer generous living spaces including SEPARATE SITTING and DINING ROOMS plus a recently added GARDEN ROOM EXTENSION with a DUAL ASPECT and SKY LIGHTS flooding this space in NATURAL LIGHT. A free flowing feel takes you into the kitchen, with TALL CEILINGS and a wide range of storage. A total of FOUR BEDROOMS are split over two floors with three DOUBLE BEDROOMS coming to the first with sympathetically modernised interiors with one having direct use of the stunning BALCONY seating area overlooking the gardens making the ideal spot to enjoy the summer sunshine. A further bedroom can be found on the second floor with BUILT-IN STORAGE with all having use of the THREE PIECE FAMILY BATHROOM and an EN-SUITE to the main bedroom. Externally, the rear garden is FULLY ENCLOSED and PRIVATE with multiple mature trees and shrubs, creating an attractive and vibrant area where numerous sheds and outbuildings can be found plus a bespoke built TIMBER EXTERNAL LIVING AREA, ideal as an external home office.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Historic Semi-Detached Town House
- Sympathetically Modernised With Character Charm
- Over 2000 Sq. Ft Of Living Accommodation (stms)
- Approx. 0.25 Acre Plot (stms)
- Three Generously Sized Reception Rooms
- Four Bedrooms Over Two Floors
- Large Sun Terrace/Balcony Overlooking The Gardens
- Ample Off Road Parking

Located in the Town Centre of Beccles, the property enjoys a quiet and tucked away residential position within walking distance to local amenities. The busy market town offers many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, where there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by.

SETTING THE SCENE

The property sits back from the street where a large and open brick weave driveway opens in front of the home to allow parking for multiple vehicles where tall privacy giving timber fences border to the right hand side with external log storage and gates taking you into the rear garden with EV charging facilities to the front of the home.



THE GRAND TOUR

The main entrance door opens to take you into a fully tiled and immaculately decorated central hallway with natural light flooding in, courtesy of the first floor landing glass terrace.

Immediately turning to your left you will find yourself within the dining room complete with all solid wooden flooring and feature fireplace with tall floor to ceiling bespoke built in storage and tall sash windows at the front of the room, this space could be versatile in its potential use. Sitting on the adjacent side of the hallway is a wonderfully spacious 19' sitting room again laid with solid wooden flooring with a functional fireplace with marble mantel and slate hearth below. The large open floor space is conducive to a potential choice of layout where natural light is flooded into the space courtesy of the large original sash windows. The kitchen can be found at the rear of the home with a wide range of wall and base mounted storage units which in turn give way to multiple appliances such as tall fridge/freezers with a wine cooler and ample space for a range style oven and hob opening. Through an opening the extended sun room can be found creating a free flowing open plan living area incredibly well lit with a cacophony of natural light pouring in through the multiple windows creating a dual facing aspect with two skylights for the balcony above - both this space and the kitchen are fitted with modern underfloor heating. Wooden panelled French doors take you back into the sitting room with French doors taking you directly onto the rear garden patio and the garden beyond allowing this space to be opened up, creating a space where the outside seamlessly flows to the inside.

The first floor landing splits to allow access into the first three of the double bedrooms as well as an updated three piece bathroom suite sympathetically modernized to offer modern functionality and character charm with a rainfall shower head mounted over the bath and glass screen. The first of the double bedrooms sits towards the rear of the home with tree top views out of the three rear facing windows. The large carpeted floor space allows for a generously sized double bed with a multitude of built in storage and red bricked fireplace. The second double bedroom sits just beyond this with the dual facing aspect - this space too is incredibly well lit with tasteful modern décor, tall ceilings and picture rails. This the space also has a fireplace within the room and has the unique added feature of a rooftop balcony where reinforced glass sits below to the sunroom and views over the rear garden creating the ideal spot to sit and enjoy the setting summer sunshine. A third double bedroom sits at the very end of the hallway, again with original style sash windows sitting towards the front of the home and large carpeted floor space allowing for a generously sized bed with additional soft furnishings, built in storage fireplace and the added benefit of an en-suite shower room complete with walk in shower, rainfall shower head and venetian blind shutters.

The final bedroom is found on the third floor of the property, a unique layout means that this room is more conducive to a single bed, however does have the added benefit of built in storage with all carpeted flooring.

FIND US

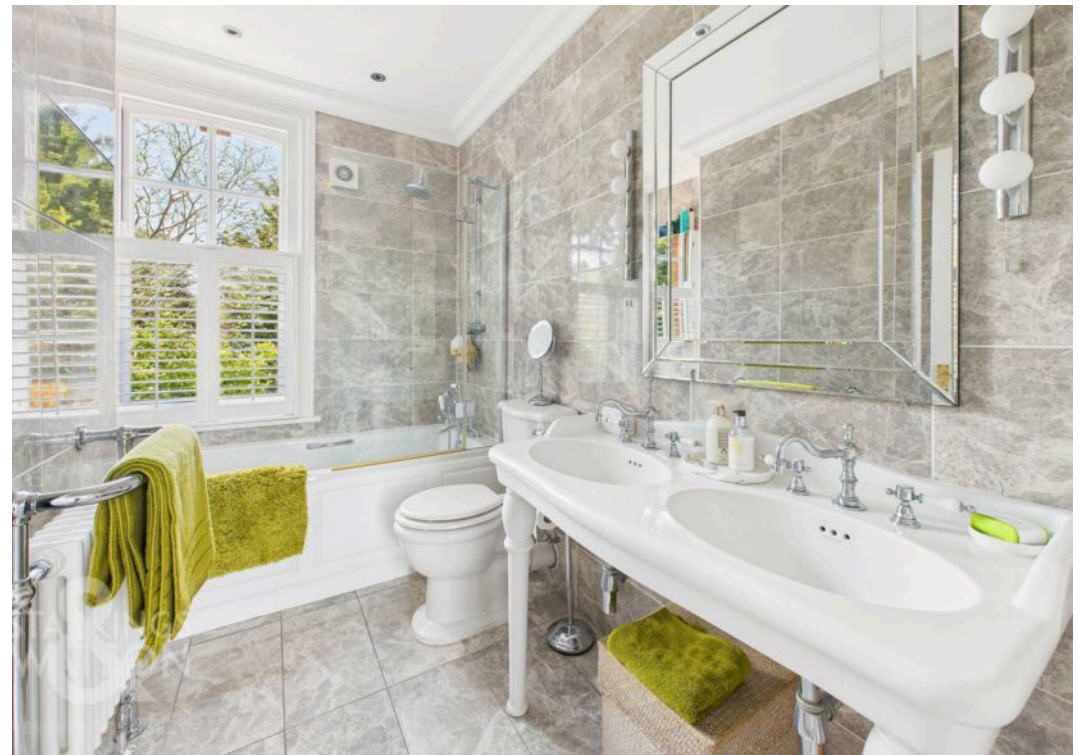
Postcode : NR34 9NR

What3Words : ///chromatic.decorator.envoy

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



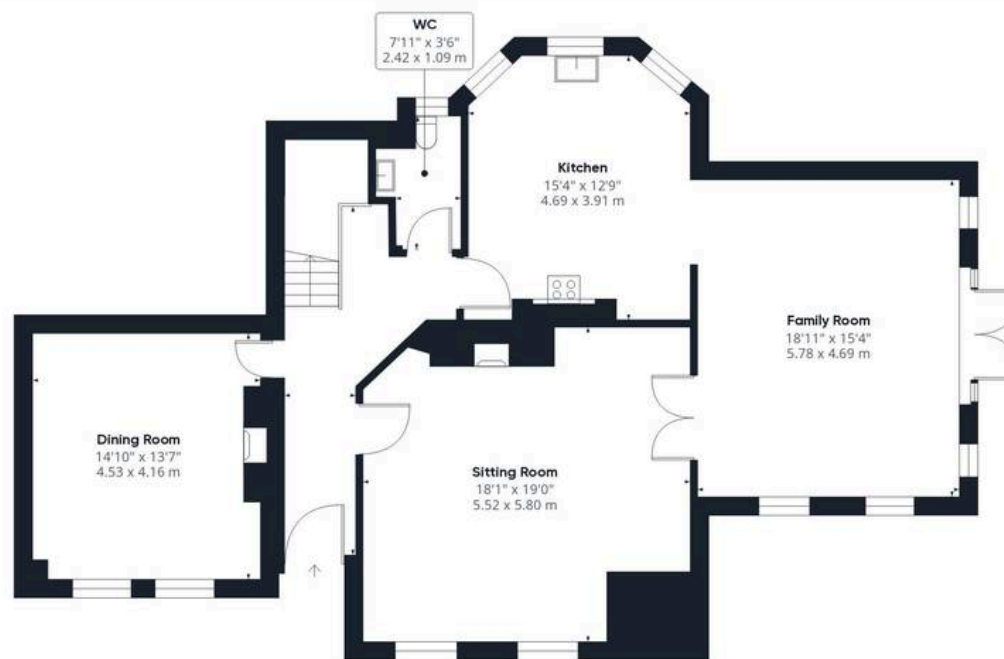




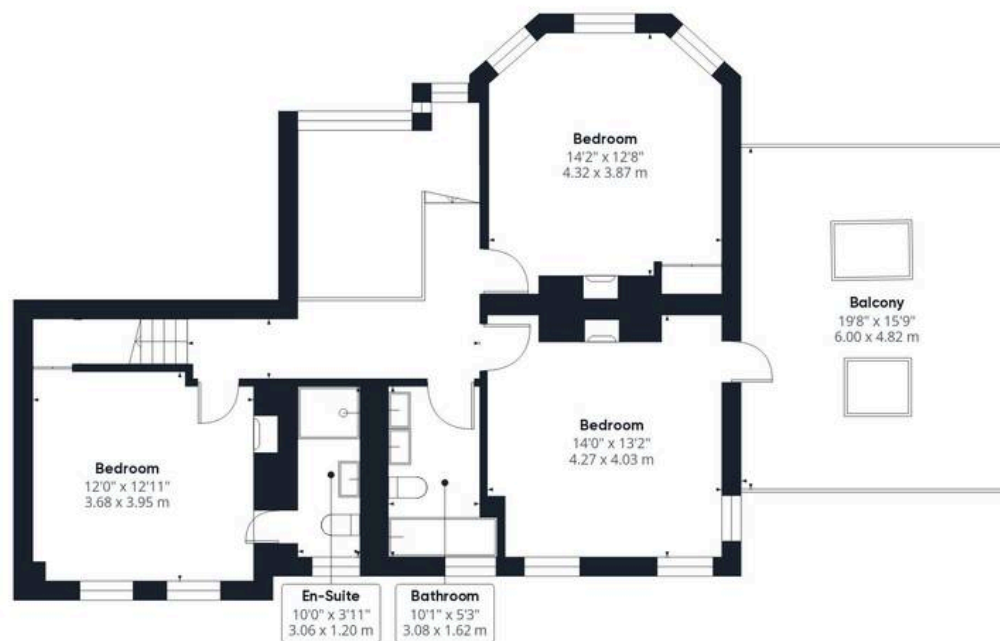
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with a mixture of timber fencing and brick walls. The surprisingly generous space measures a quarter of an acre (stms) with a predominantly lawn area housing a multitude of mature shrubs and trees creating a vibrant and colourful setting where multiple outbuildings and timber sheds can be found with their own power sources with raised planting beds and borders. In the very corner of the garden a bespoke timber built additional living area can be found with timber decking surrounding and upward facing spotlights. This space is perfect for those seeking a home office working area which is a quiet spot to enjoy the summer sunshine with a large patio seating space perfect for barbecues, fully enclosed with colourful borders and an additional wood storage space.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2027.49 ft²

188.36 m²

Balconies and terraces

282.66 ft²

26.26 m²

Reduced headroom

7.32 ft²

0.68 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.