

27 Frederick's
Road
Beccles
NR34 9UG



27 Frederick's Road

Guide Price £375,000

The immaculate extended period home...

This exquisite period property at 27 Frederick's Road in Beccles showcases a meticulous renovation that harmoniously combines modern enhancements with period details. The home exudes sophistication and warmth, featuring original Victorian tile flooring, cast iron radiators, and elegant stripped pine doors throughout.

The inviting lounge offers a comfortable retreat with a stunning cast iron fireplace, fitted Louvre shutters, and high ceilings adorned with intricate details like ceiling roses and cornices. The family room, previously a dining area, boasts stripped floorboards, a cosy wood burner, and ample space for family gatherings and activities.

The modern kitchen, updated in 2018 with an extension, impresses with underfloor heating, a full complement of integrated appliances, hardwood worktops, and a Rangemaster range. It seamlessly connects to the dining area with vaulted ceilings and bi-fold doors opening to the private garden, creating a bright and functional space for everyday living.

Upstairs, the property continues to charm with three generously sized bedrooms, two doubles and a single, featuring unique period elements like cast iron fireplaces. The bathroom is a blend of traditional and contemporary styles, showcasing a Victorian-style radiator/towel rail, a bath with a traditional style shower mixer tap & rainfall shower, and stylish metro tiles.

Outside, the property showcases a patio that provides an ideal setting for outdoor dining and relaxation, a lovely garden with a raised lawn, and ornamental borders offering a peaceful retreat in a serene neighbourhood. There are also two sheds, a vegetable patch, and a convenient utility area tucked around the corner of the L-shaped garden.

Located on a picturesque one-way section of Frederick's Road, the property offers convenient access to local amenities such as schools for all ages, supermarkets, the train station, and the River Waveney. With its seamless blend of historic elegance, modern comforts, and a welcoming family-friendly ambience, 27 Frederick's Road stands as a true gem in the heart of Beccles.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band C

EPC to follow

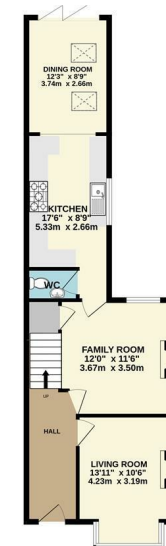
Local Authority
East Suffolk

Council Tax Band C

EPC Rating



GROUND FLOOR
660 sq ft. (61.5 sq m.) approx.



1ST FLOOR
527 sq ft. (48.9 sq m.) approx.



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TOTAL FLOOR AREA: 1187 sq ft. (108.5 sq m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, ceiling, window and door sizes are approximate and do not necessarily include the full room perimeter. The services, systems and appliances shown have not been tested and no guarantee is given as to the operability or efficiency of any plant.
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