

52 Fredericks Road
Beccles
NR34 9UG



ATTIK
CITY | COUNTRY | COAST

52 Fredericks Road

Guide Price £230,000

The gorgeous Victorian terraced home...

Nestled on a quiet one-way street in the heart of Beccles, this immaculate three-bedroom mid-terraced home is a beautifully presented blend of period charm and contemporary comfort. Just a short stroll from the town centre, schools, and local amenities, 52 Fredericks Road offers an enviable lifestyle in one of Suffolk's most sought-after locations.

As you enter the home via the low-maintenance front garden, you're welcomed by a bright and stylish lounge, where a large modern sash window allows in plenty of natural light. A wood-effect floor adds warmth underfoot, and a modern wood-burning stove takes pride of place in the elegant fireplace, creating a cosy and inviting living space.

Flowing through to the open-plan dining room and kitchen, the sense of space and character continues. Here you'll find a second identical wood burner set into a matching fireplace, high ceilings, and a sash window overlooking the private rear garden. The dining area easily accommodates a six-seater table, and even has space for an armchair — perfect for relaxed evenings or entertaining guests.

The kitchen has been thoughtfully fitted with a mix of hardwood and quartz-style worktops, integrated appliances, and clever storage, including a pantry under the stairs. A rear lobby leads to the stylishly finished bathroom, which boasts classic Victorian-style features, including a cast iron radiator and a traditional style thermostatic shower over bath.

Upstairs, three well-proportioned bedrooms await. The primary bedroom is a generous double with a lovely cast iron fireplace, built-in storage, and plenty of space for a king-size bed. The second bedroom, also with a fireplace, enjoys pleasant views over the garden, while the third bedroom is currently used as a nursery and office — perfect as a child's room or dedicated work-from-home space.

Step outside into the peaceful rear garden, a delightful suntrap with decking, gravel seating area, raised beds, and a substantial shed for bikes and tools. There's also convenient rear access via a quiet back lane.

And the location? Simply superb. Beccles is a thriving market town on the edge of the Norfolk Broads, known for its independent shops, cafes, and riverside walks. From 52 Fredericks Road, you're within walking distance of the town centre, local schools, and the railway station with links to Norwich and Lowestoft. The stunning Suffolk coastline, including popular spots like Southwold and Walberswick, is only a short drive away.

Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority
East Suffolk

Council Tax Band B

EPC Rating D



Contact
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GROUND FLOOR
390 sq ft. (36.2 sq m.) approx.



1ST FLOOR
333 sq ft. (31.0 sq m.) approx.



TOTAL FLOOR AREA: 723 sq ft. (67.2 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. Prospective buyers must satisfy themselves as to the accuracy of any measurements contained within these floorplans. The services, systems and appliances shown have not been tested and no guarantee is given to their working order. Prospective buyers are advised to make their own arrangements to verify these details before purchase. The services, systems and appliances shown have not been tested and no guarantee is given to their working order. Prospective buyers are advised to make their own arrangements to verify these details before purchase.

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