



## Beccles, Suffolk

Guide Price £825,000

- Detached Georgian Home
- Living Room, Dining Room and Library Room
- Original Georgian Features Throughout
- Sitting Within Highly Sought After Location
- New Modern Orangery
- Beautiful Grounds and Double Garage
- Four Bedrooms and Attic Room
- Kitchen and Separate Utility Room
- EPC - E



# Grove Road, Beccles

Beccles is a charming market town nestled on the edge of the Norfolk Broads in Suffolk, England. Set along the banks of the River Waveney, it offers a mix of scenic waterside views, historic architecture, and a welcoming community atmosphere. The town is known for its independent shops, quaint cafés, and lively local markets, all set against a backdrop of Georgian and Victorian buildings. With its riverside walks, boating opportunities, and easy access to the Broads National Park, Beccles is both a relaxing retreat and a gateway to outdoor adventure.



Council Tax Band: G



## DESCRIPTION

Set in the heart of Beccles on the highly sought-after Grove Road, this stunning Georgian detached residence offers a rare blend of period charm and modern living. Nestled within a generous 0.27-acre plot (STMS), the property is rich in original Georgian features, including elegant sash and bay windows, decorative hallway tiling, and beautifully proportioned rooms throughout. The interior boasts a spacious living room, a formal dining room ideal for entertaining, a cosy library room, and a orangery that floods the space with natural light. The well-appointed kitchen is complemented by a separate utility room, while a versatile converted attic now serves as a stylish cinema room. A large cellar offers further storage or development potential. Outside, the landscaped gardens wrap around the home, offering mature planting, tranquil seating areas, and excellent privacy. A double garage and ample driveway complete this exceptional family home in one of Beccles' most desirable locations.

## LIVING AREAS

The living areas of this exceptional Georgian home are elegant, light-filled spaces that seamlessly combine period charm with comfort. The living room features dual aspect sash windows that bathe the room in natural light, complemented by a traditional fireplace that creates a warm and inviting focal point. The formal dining room exudes character, with intricate Victorian arch coves and dual aspect windows that offer delightful garden views. The library room is a cosy yet refined space, enhanced by a bay-style window with built-in seating—perfect for reading or quiet reflection. This room opens gracefully into the orangery, a striking addition with multiple windows and expansive glass roof panels that flood the space with daylight. Together, these interconnected rooms offer a perfect balance of grandeur and warmth, ideal for both relaxed family living and stylish entertaining.

## KITCHEN & UTILITY

The kitchen is a spacious and well-appointed heart of the home, thoughtfully designed to complement the property's Georgian character while offering modern functionality. Fitted with a range of classic units and integrated appliances, the space also accommodates a large freestanding fridge, maintaining both practicality and period aesthetics. Traditional tile flooring

adds to the charm, while a cosy breakfast area provides the perfect spot for casual dining. Flowing seamlessly from the kitchen is the utility room, which offers additional workspace and plumbing for a washing machine and tumble dryer. This versatile area also doubles as a boot room, ideal for everyday family life and outdoor living.

## BEDROOMS

The property boasts four beautifully presented bedrooms, each thoughtfully arranged to capture natural light and garden views. The two front-facing bedrooms are particularly impressive, featuring dual aspect sash windows that overlook the manicured front gardens, filling the rooms with light and offering a peaceful outlook. These rooms also retain exquisite original features, adding a sense of timeless elegance. To the rear, the two additional bedrooms enjoy views over the private rear gardens, offering a tranquil and leafy backdrop. Each bedroom provides a comfortable and characterful retreat, in keeping with the property's classic Georgian charm.

## BATHROOMS

The property benefits from a spacious four-piece family bathroom suite located on the first floor, featuring a walk-in shower, a corner jacuzzi bath, a WC, and a wash basin. This well-appointed room serves as the main family bathroom. Additionally, a convenient downstairs shower room includes a shower enclosure, WC, and wash basin set within a stylish vanity unit — ideal for guests or everyday use.

## OUTSIDE

The property is set within generous, well-maintained grounds that offer a rare sense of privacy and greenery in the heart of Beccles. To the front, the garden is mainly laid to lawn with a pathway leading to the front door, framed by mature shrubbery that provides natural screening. A path encircles the home, leading to the rear garden where you'll find a dedicated area for BBQs and outdoor entertaining, along with a further lawned section, access to the garage and driveway, and more established planting for additional seclusion. The gardens are a true highlight of the home — a peaceful, private oasis seldom found this close to town.

## TENURE

Freehold.



## OUTGOINGS

Council Tax Band G.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889 Ref: 20854/JD.

## FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.





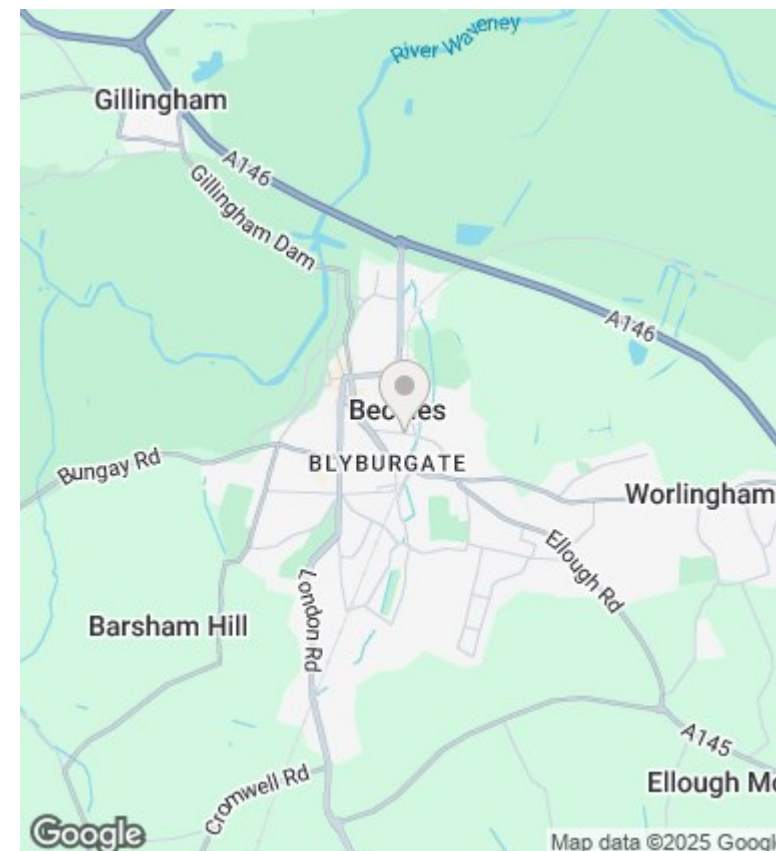






TOTAL FLOOR AREA: 3354 sq.ft. (311.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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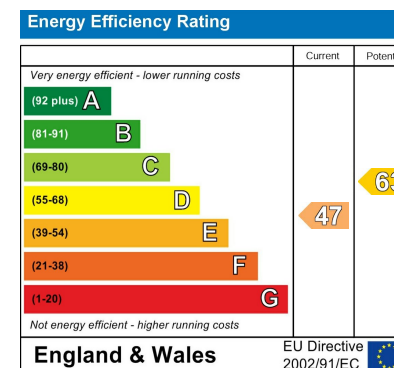


## Conveyancing, Surveys & Financial Services

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## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)