



8 WAVENEY ROAD

BECCLES, NR34 9NW



A charming four-bedroom semi-detached period home brimming with potential for modernisation. This delightful residence combines classic features with ample space, perfect for families looking to make it their own.

As you step inside, you'll find two spacious reception rooms that have been thoughtfully combined into one inviting area, complete with an original fireplace that add character and warmth.

The dining room, located at the rear of the property, is conveniently situated next to the kitchen, making it ideal for family meals and entertaining. On the ground floor, you'll also discover a practical shower room and a conservatory that overlooks the rear garden, providing a serene spot to relax and enjoy the outdoors.

Heading to the first floor, you'll find three generously sized double bedrooms, along with a family bathroom.

The second floor holds even more potential, featuring a fourth bedroom with a unique low-level door that opens to a spacious area—perfect for a playroom or easily convertible into an extension to the bedroom. Additionally, a walk-in cupboard across from the fourth bedroom currently houses a water tank but could easily be transformed into a convenient WC.

From the top floor, you'll be treated to fabulous views over Beccles and beyond; on a clear day, you might even catch a glimpse of Lowestoft in the distance.

Of particular note is that 3 of the 4 bedrooms include fitted basins.

Outside, the rear garden is predominantly laid to lawn, featuring established shrubs and trees that create a tranquil retreat. A garage located beside the neighbouring property provides off-road parking, supplemented by ample on-street parking available on Waveney Road.

This period home offers a fantastic opportunity for those looking to invest in a property with charm, space, and the potential to create their dream home. Don't miss your chance to explore all that 8 Waveney Road has to offer!







SERVICES

All mains services are connected.
(Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

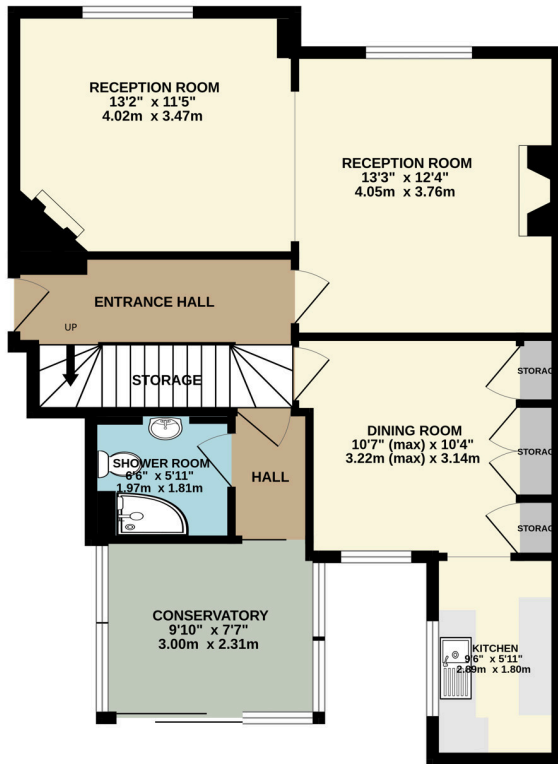
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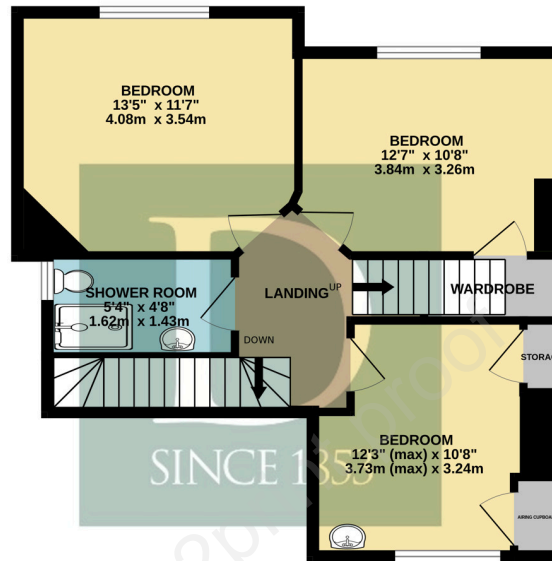




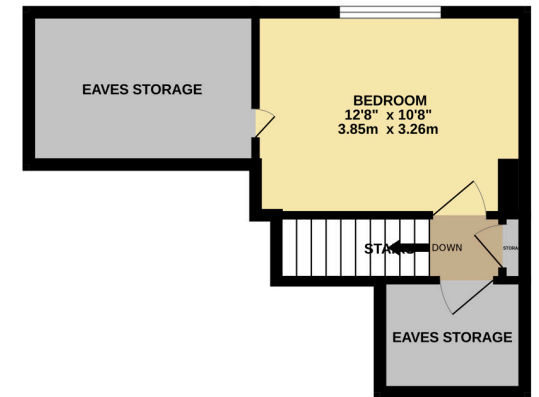
GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



2ND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.1 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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