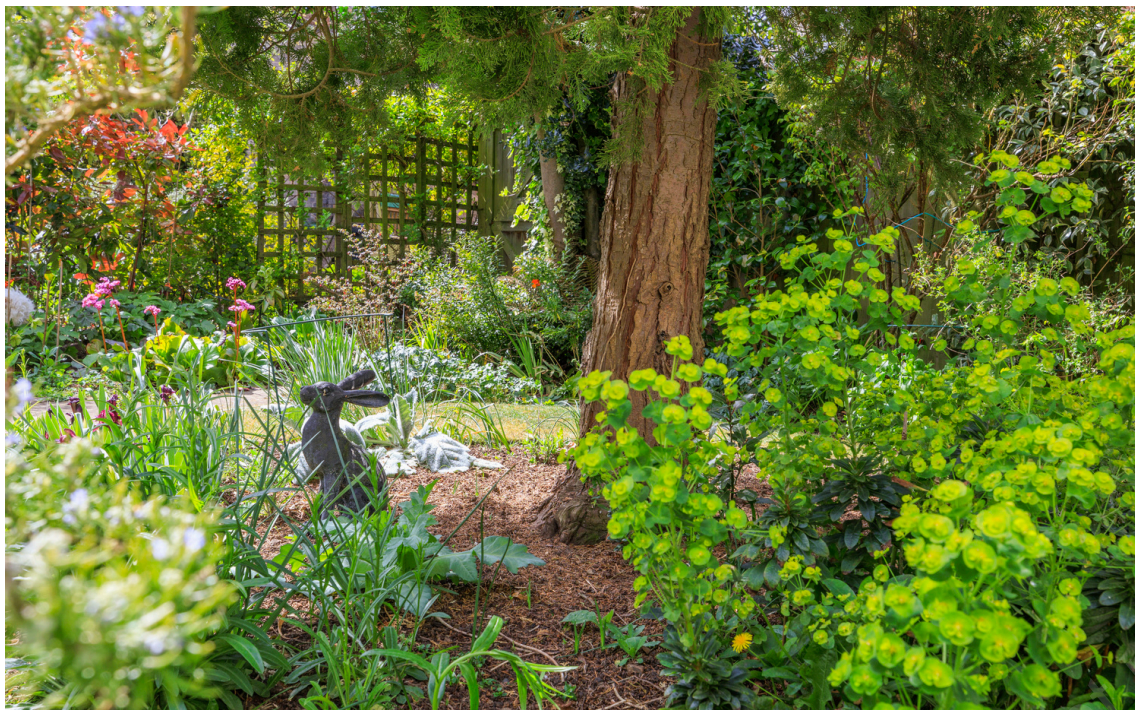




1A OLD MARKET  
BECCLES, NR34 9AP





Tucked away from the bustle of the town centre, this beautifully presented family home combines period charm with contemporary living in a wonderfully discreet setting.

Accessed via Newgate through double gates, the property features a private paved parking area. A pathway leads through the well-established, south-facing garden, with additional access to the rear for easy maintenance.

Inside, the welcoming lobby opens into a stunning open-plan kitchen/dining/family room — the true heart of the home — with views across the garden. This space flows through to an inner hallway with access to a charming garden room, a ground floor WC, and a lift providing convenient access to the first floor. A staircase also rises from this area.

To the rear, the elegant sitting room, located in the original part of the house, boasts delightful proportions, large sash windows, and a beautiful fireplace with a wood-burning stove, creating a perfect space for entertaining or relaxing.

Upstairs, a spacious landing stretches front to back, giving access to five well-appointed bedrooms and a modern family shower room. The master suite stands out with its striking arched

window, separate dressing area, and a stylish en-suite bathroom. The lift opens directly onto the landing for added accessibility.

Outside, the south-facing garden is both pretty and practical — mature and thoughtfully landscaped, ideal for outdoor living.

A rare opportunity to acquire a character-filled yet practical home in the heart of Beccles, just moments from local amenities yet quietly tucked away.











## SERVICES

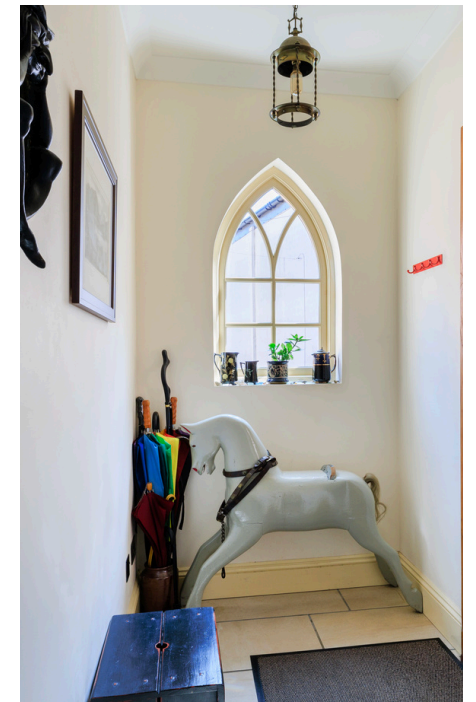
All mains services are connected.  
(Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

## VIEWING

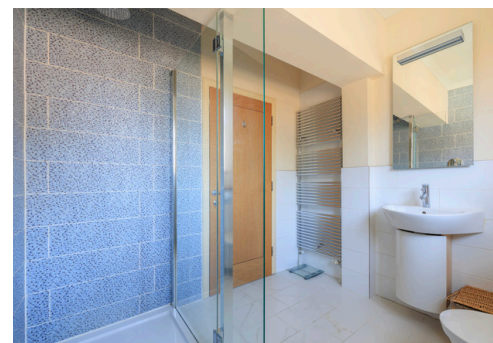
Strictly by appointment with the agent's Beccles Office.

## LOCAL AUTHORITY

East Suffolk Council. Council Tax Band – D







TOWN CENTRE  
LOCATION  
WITH PARKING



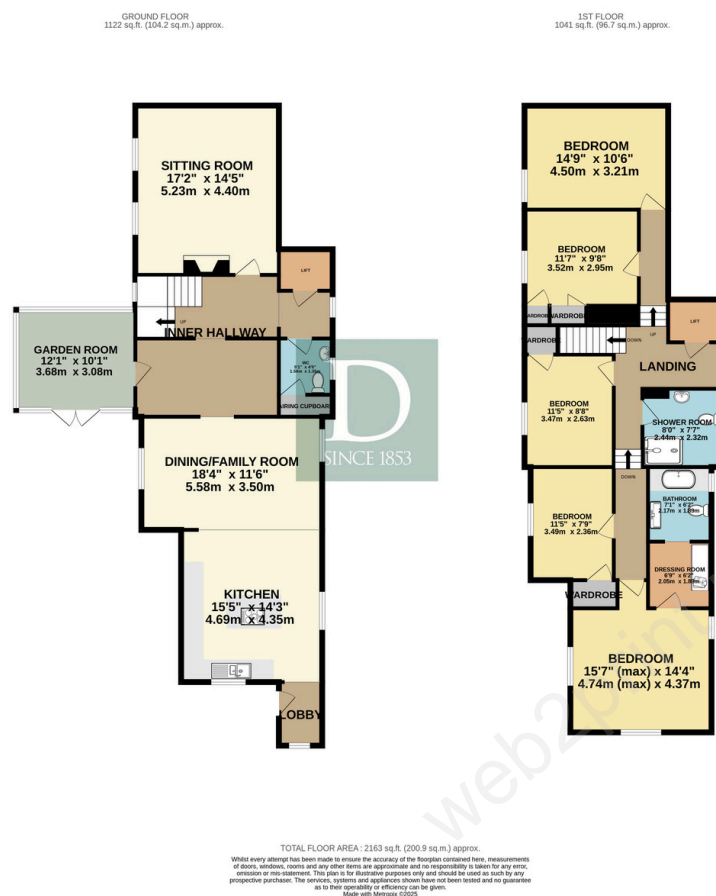








## FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

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