



45 LONDON ROAD

BECCLES, NR34 9NH



Dating back to circa 1820, this impressive and extended four-bedroom, four-reception room semi-detached residence exudes historic charm and offers generously proportioned accommodation throughout

Situated in the sought-after market town of Beccles, the property combines character features with modern comforts, providing an ideal home for families or those seeking spacious living with period elegance.

Upon entering, you are welcomed by an impressive entrance hall with stairs rising to the first floor and doors leading to the principal reception rooms. To the front, the sitting room features a large sash window and a charming fireplace. To the rear, the dining room includes an gas fired Rayburn, access to a cellar and enjoys views over the private courtyard patio, with a door leading into the well-equipped kitchen and access to a convenient WC.

The rear of the ground floor offers potential to be used as an annex and boasts lounge/sung with feature fireplace, accessed via a rear lobby with double doors opening to both aspects. A further inner hallway leads to a study/ bedroom overlooking the garden and an a wet room, providing excellent versatility for home working, family or multigenerational living.

Upstairs, the first floor offers two generous bedrooms, including a large front-facing room and a rear bedroom with built-in storage and delightful views across Beccles, there is also a family bathroom and separate shower. A further staircase leads to the second floor, where two additional double bedrooms each offer built-in storage and pleasant views to the front and rear. A family bathroom is also located on this floor.

Outside, the property is approached via a gravel driveway offering ample off-road parking and is framed by a charming front garden, mainly laid to lawn with established plant and shrub borders. The driveway continues to the side, providing access to the attractive rear garden, which is also predominantly laid to lawn and features a variety of mature planting, a summerhouse, and a beautifully paved side courtyard patio—perfect for entertaining or relaxing.

This unique and historic home must be viewed to be fully appreciated.



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SERVICES

All main 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

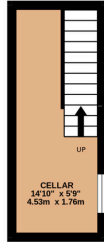




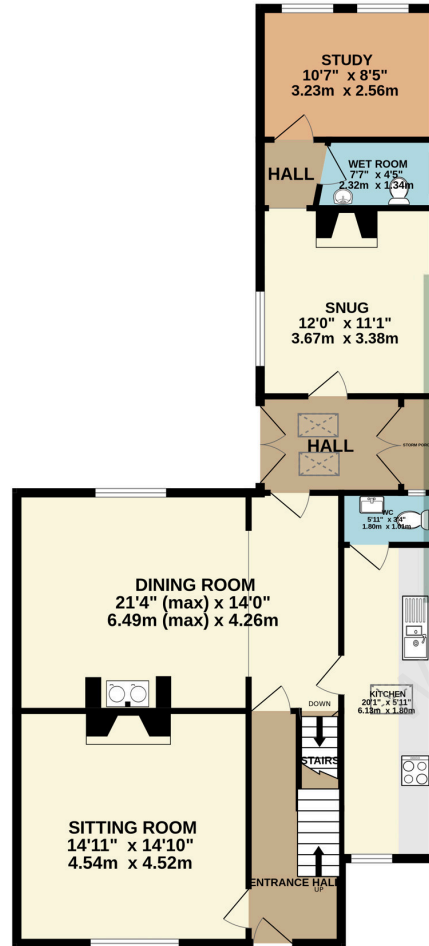
NO ONWARD
CHAIN!



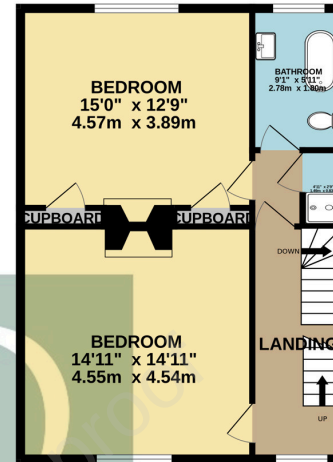
BASEMENT
86 sq ft. (8.0 sq.m.) approx.



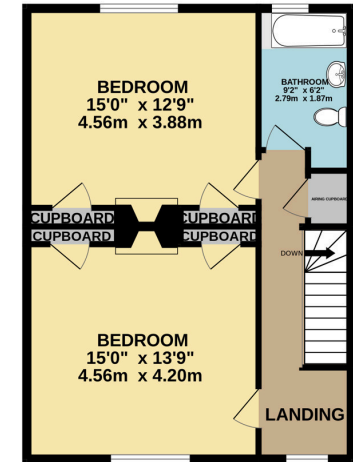
GROUND FLOOR
1062 sq ft. (98.6 sq.m.) approx.



1ST FLOOR
586 sq ft. (54.4 sq.m.) approx.



2ND FLOOR
588 sq ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 2321 sq.ft. (215.6 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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DURRANTS

SINCE 1853

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CONTACT US

Durrants, 10 New Market, Beccles,
Suffolk, NR34 9HA

Tel : **01502 712122**

Email : **beccles@durrants.com**

