



Offers Over: £900,000
Northgate, Beccles, Suffolk, NR34 9AU

A unique and fantastic opportunity has arisen to purchase this stunning, single storey, riverside property located on the river Waveney on Northgate. This beautiful property boasts a wealth of charm and character and is set in an idyllic location. The property comprises a spacious entrance lobby, large living room, modern fitted kitchen, room with river views, four separate bedrooms and recently fitted bathroom. There is an additional shower room and second bathroom and to complement the property you will find a separate waterside one bedroomed annexe. Outside the property, there is plenty of parking and beautifully landscaped gardens which lead to the 150' river frontage with quay heading. This property has to be viewed to fully appreciate all that it has to offer.

Property Features:-

- Four Bedrooms (Plus Additional Bedroom To Annexe)
- Two Family Bathrooms, Shower Room, Annexe Ensuite
- Main Residence Has Large Living Room
- Annexe Has Sitting Room With River Views & Kitchen
- Sitting Room, Boat House, Two Workshops
- Beautiful Landscaped Gardens
- Located Central To The Market Town Of Beccles
- Completely Unique In Build
- Small Timber Boat House



The Property

On entering the property through the main front entrance, you are welcomed by a large reception lobby with its vaulted ceiling and a door leading into a recently fitted bathroom. The bathroom comprises a white suite with low level W/C, vanity wash basin and jacuzzi bath along with mains shower over bath with riser rail and glass shower screen. There is a chrome ladder style towel radiator and extractor fan and inset spotlights to the ceiling. The living room is located in the centre of the house and has sealed unit double glazed French Style doors that open out to the garden enabling picturesque views over the rear garden, the French Style doors have matching side panels. There is a feature fireplace with inset wood burning stove, this is a fabulous room, fit for entertaining friends and family. A door then leads into a recently fitted kitchen with worktop having a sink and drainer inset with cupboards and drawers beneath, further worktop and breakfast bar also with cupboards and drawers under, recess with space and plumbing for dishwasher, pantry cupboard with shelving and two wooden framed sealed unit double glazed windows to the side access. Leading back off the reception lobby a door leads into a study/bedroom four with sealed unit double glazed window and a door leading into a second bedroom with sealed unit double glazed window overlooking the beautiful rear garden.







Property Cont'd/

From the living room a further door gives access through into an inner hall where you will find a shower room with enclosed shower and adjacent to this is a second bathroom with panelled bath, low level W/C, vanity unit with inset sink and a sealed unit double glazed window. Two further bedrooms can be accessed from the hall, and both have sealed unit double glazed windows with views of the garden. A separate utility room is located to the side of the property and has a worktop with inset sink and drainer, recess with space and plumbing for washing machine, sealed unit double glazed window, matching door to garden and fitted storage cupboard. To the rear of the property is a sitting room, this has some stunning views over the river Waveney and has a wood burning stove, a number of sealed unit double glazed windows, and a door to garden.

External

The property is accessed through double gates from Northgate itself and opens into a large shingled parking area for several cars, and there is standing space for a small boat along with a further drive way leading down to the river Waveney. Once you are on the drive way and the gates are closed you are totally private and enclosed by an old brick wall. The mature pretty gardens open out onto an extensively lawned garden with well stocked borders with a variety of flowers and shrubs along with some mature trees including an apple tree and paved patio areas that make a great place for entertaining and relaxing on those warm summer evenings. A flowered arch leads through to the 150' river frontage with quay heading for mooring a boat and a further lawned garden with Japanese Maple tree and shrubs. There is a timber boat house, situated on the rivers edge and this provide space to house a small dinhgy.



Timber Annexe

Entering through the front door you are greeted by a sitting room with windows directly overlooking the river and there is a storage cupboard, leading on is a kitchen with worktop having a stainless steel sink and drainer with cupboards beneath, space for electric cooker and fridge and window looking over the river Waveney. A double bedroom can be found to the rear, again with windows overlooking the river and access into a bathroom with panelled bath, low level W/C and wash basin. The left hand side of the annexe is currently being used as a workshop that could be potentially extended to create a further bedroom and sitting area (subject to planning).

Additional Information:

Local Authority : East Suffolk

Council Tax Band: F

Services: Gas fuelled for hot water and central heating, electricity and water connected, mains drainage.

Viewings: By Appointment Only

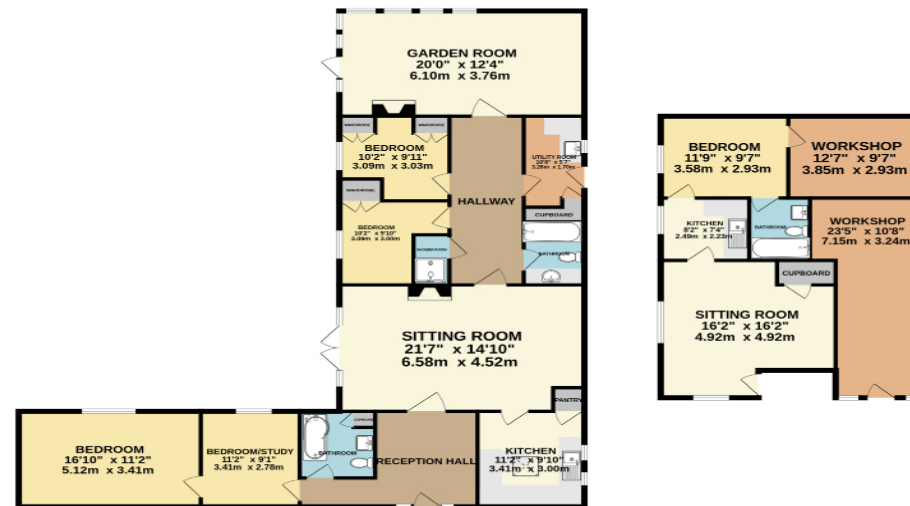
Post Code: NR34 9AU

EPC Rating: D

Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR 2414 sq.ft. (224.2 sq.m.) approx.



TOTAL FLOOR AREA : 2414 sq.ft. (224.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams 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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Location

Beccles Market Town, known as the Gateway to the Broads has much to offer. This particular property is short distance from the Town Centre itself and its array of amenities including schools, shops (independent and larger supermarkets) public transport including Beccles Train Station with links to Ipswich and Liverpool Street, and a Bus Station. Beccles Quay is a stone's throw away offering access to parks and walks by the River Waveney. Beccles is a popular destination among holidaymakers, as a number idyllic seaside towns are less than twenty miles in each direction. These include the English resort town of Southwold with its award winning pier, busy harbour and beautiful beach. Of note is the Snape Maltings Concert Hall, a favourite among musicians and music lovers alike, this can be reached via A12 & A145, the journey is estimated to take less than one hour to and is under 25 miles away.

Templewicks Estate Agents

**01502 716 300
templewicks.co.uk**

