



*This deceptively spacious cottage has retained its character and charm throughout, and has large accommodation including a sitting room, second reception room which is being used as a reception lobby, kitchen, dining area and five bedrooms split over two floors. The property benefits from gas central heating and outside is a fully enclosed private rear garden. You must view this cottage to fully appreciate what it has to offer. No onward chain.*

**Property Features:**

- Chain Free Spacious Character Cottage
- Sitting Room
- Second Reception Room
- Kitchen With Dining Area
- Five Bedrooms Over Two Floors
- Family Shower Room
- Gas Central Heating
- Enclosed Rear Garden
- Close To The Centre Of The Market Town Of Beccles



**The Property:**

Entering the property through the front door, you are greeted by a reception room which is currently being used as a spacious reception lobby with glazed front window and a staircase rising to the first floor and a door leading into the sitting room. The sitting room has a feature brick fire place with adjoining double storage cupboard and feature ceiling beams and a secondary glazed front window. Leading off the sitting room through a latch door, you will find the kitchen breakfast room that has a worktop with inset stainless steel sink and drainer, cupboards under and recess with space and plumbing for a washing machine, space for free standing electric cooker and upright fridge freezer, fully tiled floor, and sealed unit double glazed window overlooking the rear garden. There is built in storage cupboard with shelving, space for a breakfast table and a step up into a dining area with space for dining furniture, sealed unit double glazed window, door to garden and an under stair storage cupboard. From the reception room a staircase rises to the first floor and landing with painted floor-boards and staircase rising to the second floor. To the front of the property, you will find two double bedrooms both packed with character and charm, including painted floor boards, original fireplaces and secondary glazed front windows. There is a third double bedroom that overlooks the rear garden and has a fitted wardrobe and secondary glazed window. staircase rises to the second floor where you will find two further double bedrooms both having windows to the front, and sloping ceilings.







### **The Property Cont'd..../**

The family shower room is located on the first floor and comprises a fully tiled shower area with shower curtain and rail, low level W/C, pedestal wash basin with tiled splashbacks, fitted storage cupboard, heated towel rail, fully tiled decorative floor and single glazed window.

### **External**

Outside to the front there are two steps up to the front entrance. To the rear is a fully enclosed private garden with artificial grassed areas, paved patio area, mature trees and shrubs and panel screen fencing to side boundary.

### **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 therefore gives access to an array of amenities. Beccles Town has access to both High Schools and Primary Schools, as well as nurseries and day care centres. There are a range of shops both independent and larger supermarkets, boutique clothing stores, hairdressers, opticians, a Post Office, butchers, chemists all and much more. Access to public transport is also on your 'doorstep' these include Beccles Train Station with Links to Ipswich and Liverpool Street, and a Bus Station. Beccles Quay is a short walk, where there are some delightful walks by the river or hire a canoe or kayak. Beccles is also less than thirteen miles from the popular seaside town of Southwold and less than 15 miles from Walberswick.

### Additional Information:

**Local Authority :** East Suffolk

**Council Tax Band:** B

**Services:** Gas fired central heating and hot water, electricity connected, water connected, mains sewer.

**Viewings:** By Appointment Only

**Post Code:** NR34 9RZ

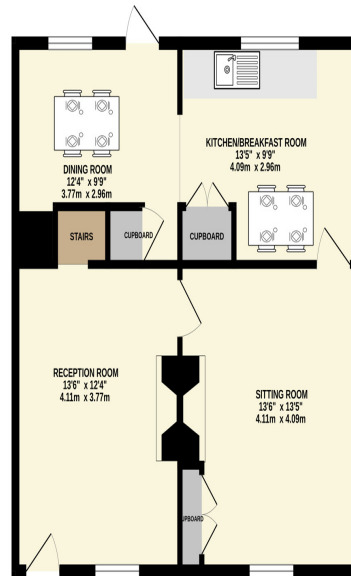
**EPC Rating:** D

**Guide Price :** £290,000

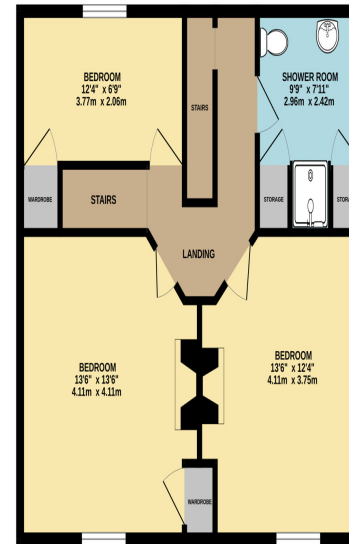
**Tenure:** Freehold

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.

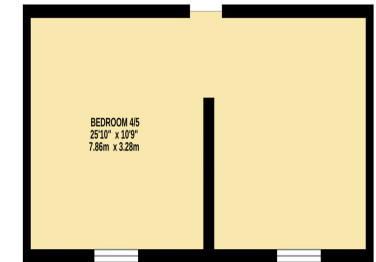
GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



2ND FLOOR  
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 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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