

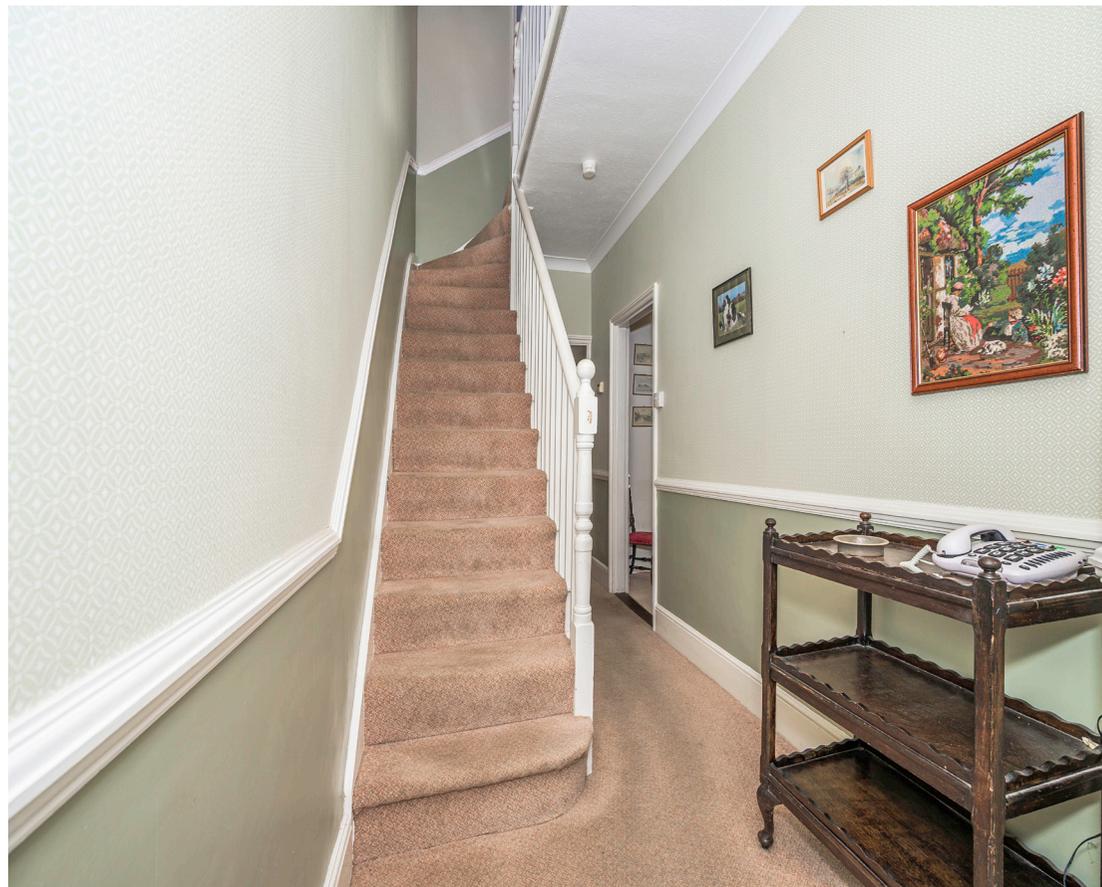


*Upper Grange Road,  
Beccles, Suffolk*

*A beautifully presented semi-detached Victorian house built in 1892 that is full of character and charm. The property benefits from well-proportioned living accommodation including a separate sitting room, dining room, kitchen, ground floor cloakroom, conservatory, three double first floor bedrooms with ensuite shower room to the master and a family bathroom. Outside, there is ample off road parking including a single garage to the front and a fully enclosed attractive rear garden. No onward Chain.*

### **Property Features**

- Semi-Detached Victorian House
- Three Double Bedrooms, Master With Ensuite Shower Room
- Sitting Room
- Separate Dining Room
- Kitchen
- Ground Floor Cloakroom
- Family Bathroom
- Conservatory
- Ample Off Road Parking
- Single Garage
- Enclosed Rear Garden
- Chain Free



### **The Property**

Entering the property through the front door, you are welcomed by the entrance hall with staircase rising to the first floor with storage cupboard beneath. The sitting room can be found to the front of with a beautiful bay window that floods the room with natural light. There is a fireplace (not in use) and plenty of room for furniture. Heading down the hall, there is a separate dining room with uPVC sealed unit double glazed window, feature fireplace with wood surround and mantle and space for a family dining table. The kitchen is located to the back of the property and comprises worktop with inset sink and drainer with cupboards and drawers under, space for free standing electric cooker having an extractor and light over. There is a further worktop with cupboards and drawers under, space for upright fridge freezer, matching wall cupboards and uPVC sealed unit double glazed window. Leading off the rear lobby is a spacious cloak room with low level W/C, hand wash basin, space and plumbing for washing machine, a uPVC sealed unit double glazed window. A utility area is fitted with a worktop having recess beneath and a door leads into the conservatory with uPVC sealed unit double glazed windows. There are French Style doors that lead out to and with view over the rear garden. From the hall, the staircase rises to the first floor and landing with roof access hatch, over stair storage cupboard and further cupboard housing a gas fired boiler for central heating and domestic hot water. The main bedroom is to the front of the property and has two original sash windows and access to an en-suite shower room.







### **The Property (cont'd)**

The shower room comprises low level W/C, wash basin, fully tiled shower cubicle and uPVC double glazed window. Bedroom two is a double room with side window and plenty of space for furniture and a wardrobe that is fixed to the wall.. Finally, bedroom three is also a double room with a wardrobe fixed to the wall and uPVC sealed unit double glazed window overlooking the well-stocked rear garden. A modern family bathroom can be found off of the landing and comprises a white suite with panel bath, low level W/C, vanity wash basin with cupboard under, a separate fully tiled shower cubicle and uPVC sealed unit double glazed window.

### **External**

Outside, the front the property is approached via the driveway with ample parking space and it extends to a single garage of brick construction. The front garden is beautifully planted and well stocked with an array of colourful flowers and a path to front entrance. To the rear is a good sized fully enclosed landscaped garden with a variety of flower and shrub borders, ornamental pond with small patio surround, paved paths, lawned gardens and trellis with climbing plants.

### **Location**

Beccles Market Town, also known as the Gateway to the Broads has much to offer. This particular property is short walk from the Town Centre and gives access to an array of amenities. Beccles Town has both High Schools and Primary Schools, as well as nurseries and day care centres. There are a range of shops, independent and larger supermarkets. Access to public transport is also a short distance and includes a Train Station with Links to Ipswich and Liverpool Street, and a Bus Station. Beccles Quay is a short distance, where there are some delightful walks by the river.

## Additional Information:

**Local Authority :** East Suffolk

**Council Tax Band:** D

**Services:** Gas fired boiler for domestic hot water and central heating, electricity and water connected. Mains sewer.

**Viewings:** By Appointment Only

**Post Code:** NR34 9NU

**EPC Rating:** D

**Guide Price :** £375,000

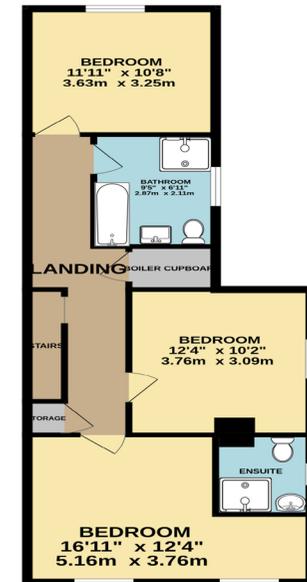
**Tenure:** Freehold

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  
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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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