



*Brick Kiln Avenue
Beccles, Suffolk*

A well presented detached house situated in this popular location in Beccles and being with easy access of the town centre. The property benefits from uPVC sealed unit double glazing, is heated by a gas fired central heating system and has well proportion living accommodation including a spacious sitting/ dining room, kitchen, bedroom four/ play room, cloak room, three first floor bedrooms and newly fitted bathroom with separate shower. Outside there is off road parking to the front and a fully enclosed rear garden.

Property Features:

- Detached House
- Sitting/Dining Room
- Cloakroom
- Bedroom Four/Play Room
- Gas Fired Central Heating
- Three Double Bedrooms
- Newly Fitted Bathroom With Separate Shower
- Off Road Parking
- Enclosed Rear Garden



The Property

Entering the property you are welcomed by the entrance hall with stair case rising to first floor with storage cupboard under and a cloakroom with low level W/C and hand wash basin. From the hall a door leads into a spacious sitting/dining room with uPVC sealed unit double glazed window along with a matching door and large side panel, there is ample space for furniture and a family dining table. The kitchen can be found to the front of the property and is fitted with a worktop having inset stainless steel sink and drainer with cupboards under, adjoining worktop with cupboards under and integrated dishwasher, further work top has a fitted four ring electric hob with oven/grill under and extractor and light over, drawers, tiled splashbacks, recess with space for upright fridge freezer, uPVC sealed unit double glazed front window and matching side entrance door. An opening from the hall leads into bedroom four/play room (former garage) with uPVC sealed unit double glazed to the front window, space for bedroom furniture and LED recessed ceiling spotlights. From the hall the staircase rises to the first floor and landing with airing cupboard housing a gas fired boiler for central heating and domestic hot water. The main bedroom has a uPVC double glazed window and a feature wall with decorative wall panelling along with ample space for furniture. The two further double bedrooms both have uPVC double glazed windows and are bright and airy. A newly fitted spacious bathroom comprises panel bath, low level W/C, vanity wash basin and separate fully enclosed shower cubicle, uPVC sealed unit double glazed window and door leads into storage cupboard.







The Property (cont'd)

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External

Outside to the front the property is approached via a concrete drive way which provides off road parking , lawned front garden, coloured stoned area enclosed by sleepers and brick paved path leads to front entrance. To the rear is a fully enclosed garden which is mainly laid to lawn having raised sleeper beds

filled with a variety of shrubs and plants and a wooden decked area provides a great space for garden furniture.

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: C

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

Viewings: By Appointment Only

Post Code: NR34 9RS

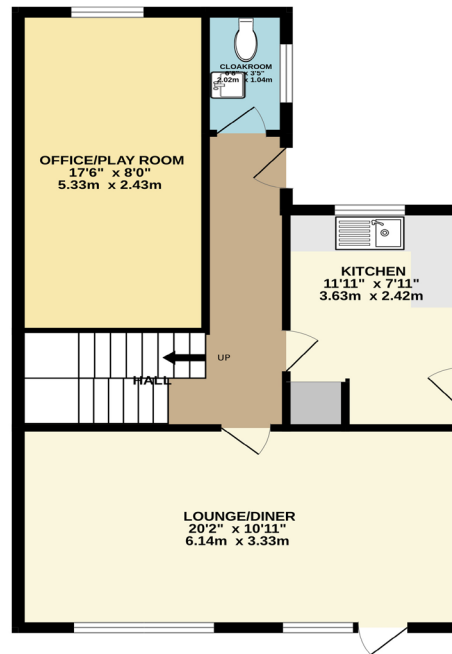
EPC Rating: D

Guide Price : £295,000

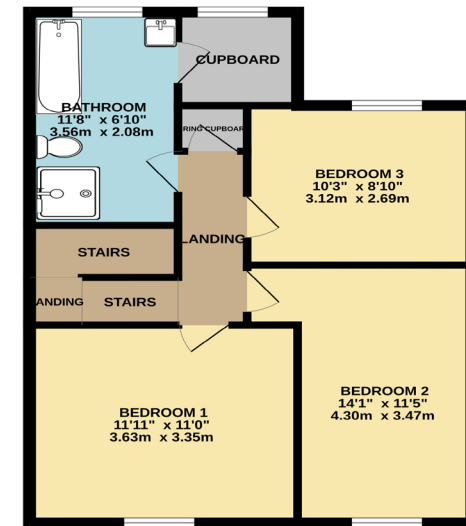
Tenure: Freehold

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
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.5 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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