



*Ravensmere
Beccles, Suffolk*

A three-bedroom detached cottage, converted to a modern standard and is a short distance from the centre of the Market Town of Beccles. This spacious property benefits from having three bedrooms, fitted kitchen/ diner with separate utility room, family bathroom to the first floor and ground floor W/ C. There is a spacious living room and off-road parking for one car. The property also has an easy to maintain courtyard garden and is end of chain.

Property Features

- Three First Floor Bedrooms
- Modern Fitted Kitchen/Diner
- Separate Utility Room
- Spacious Living Room
- Downstairs Cloakroom
- First Floor Family Bathroom
- Enclosed Courtyard Garden
- Allocated Parking For One Car
- Close To Town Centre of Beccles
- End Of Chain

The Property

On approach to the cottage is a brick weave shared driveway, the property is accessed via uPVC front door with obscured glazed panel. On entering the property, you step into the living room that is carpeted, has two radiators and two dual aspect uPVC windows to the side and end of the cottage. The living room then flows into the large kitchen/ diner with part tiled walls, base and wall cream coloured shaker style units, inset stainless steel sink and drainer, inset ceramic electric hob, concealed overhead extractor, integrated electric oven and grill, space and plumbing for dishwasher, uPVC window and wood effect linoleum flooring. A wooden step up then leads into the utility room with matching worksurface to that of the kitchen, space and plumbing for washing machine, wall mounted butler sink, floor matching the kitchen, radiator, uPVC window, a uPVC door with obscured glazed pane leading to the enclosed courtyard garden. Central to the living room is a wooden staircase that leads to the first-floor carpeted landing and then into the bathroom. The bathroom comprises white suite with panelled bath, wall mounted mains fed shower, wash hand basin with tiled splashback, W/C with push button flush, boxed in pipework, white ceramic wall tiles and lino flooring. The carpeted landing leads into the left- hand bedroom with carpet, two wall mounted radiators and dual aspect uPVC sash windows. The second bedroom, central to the has two with uPVC sash windows, radiator and built in storage cupboard. The third bedroom, situated to the end of the cottage to the right-hand side has two dual aspect uPVC sash windows, two radiators and is carpeted. Outside, the property is approached by a shared brick weave driveway and has off road parking with space for one car. The courtyard garden is enclosed by brick-built wall and panelled wooden fencing. There is also a small timber shed for storage.







Additional Information:

Local Authority : East Suffolk
Council Tax Band: C

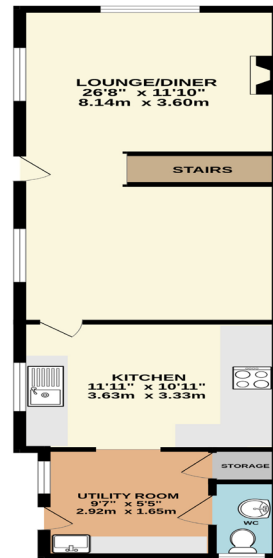
Services: Gas fired boiler for domestic hot water and central heating, electricity and water connected. Mains sewer.

Viewings: By Appointment Only
Post Code: NR34 9BE
EPC Rating: D
Guide Price : £225,000

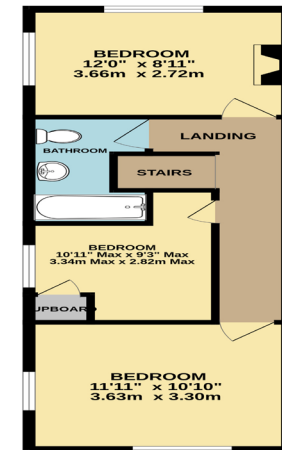
Tenure: Freehold

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
543 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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

Ravensmere is located a short distance from The Quay and the River Waveney, where there are some delightful walks and a children's play park. Beccles Market Town, also known as the Gateway to the Broads, has much to offer and also is a short walk from the cottage where there is 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, both independent and larger supermarkets. 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 is also less than thirteen miles from the popular seaside town of Southwold,

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