



## **Paddock House, Beccles, Suffolk, NR34 9NE**

5 Bedrooms | 3 Receptions | 3 Bathrooms

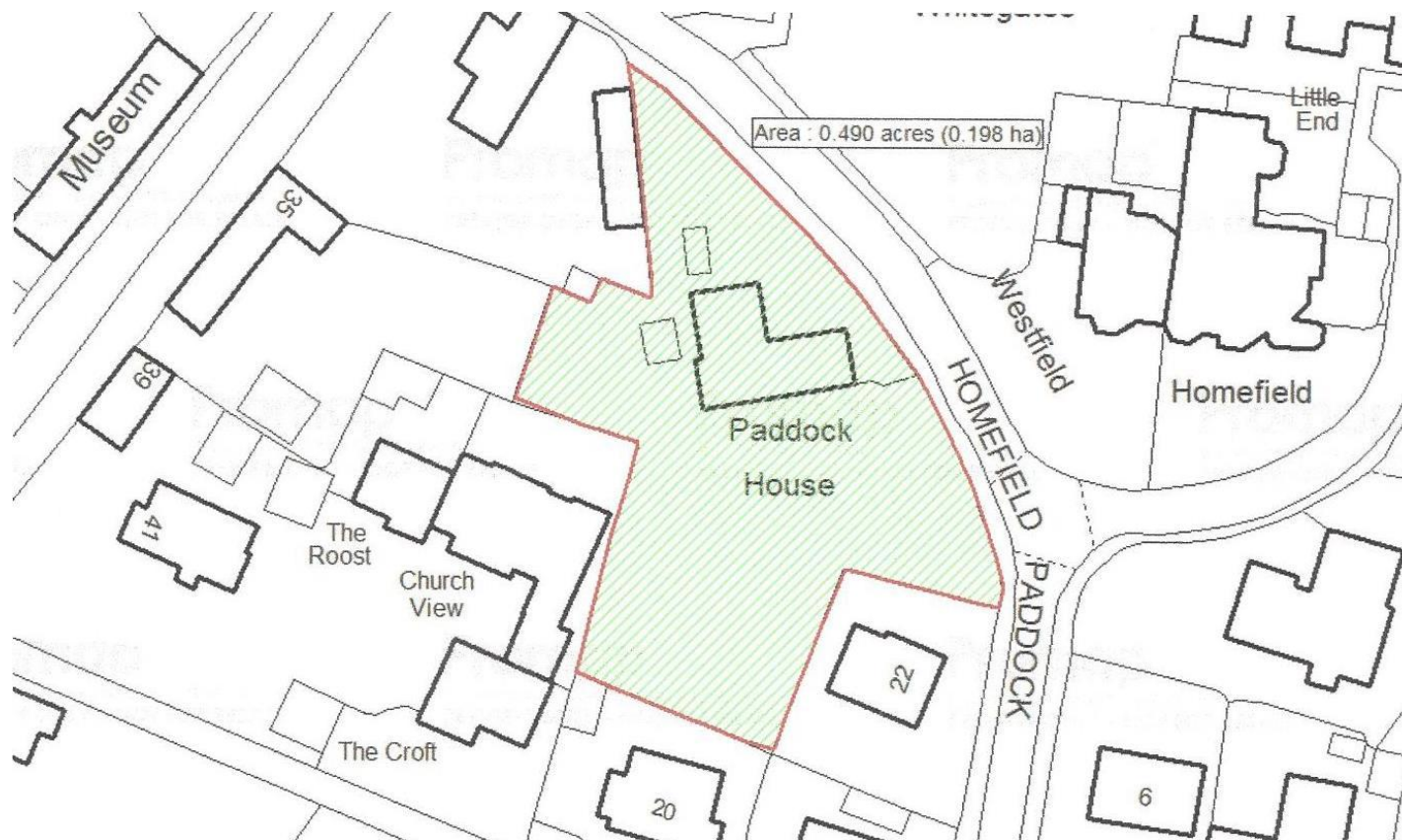
**Guide Price £850,000**

**Flick & Son**  
*Coast and Country*









## DESCRIPTION

Paddock House is remarkably spacious detached family house set in beautiful and secluded gardens extending to almost half an acre yet within a few paces of Beccles market place, town centre and the river Waveney, the southern gateway to the Norfolk Broads. Paddock House enjoys versatile well planned accommodation which exceeds 3000 sqft . located on the Norfolk/Suffolk border, Beccles is an extremely popular market town well served by a wide selection of shops, bar and restaurants, main line train station to London via Ipswich and about 12 miles from the Suffolk Heritage coast at the renowned seaside town of Southwold

A remarkably spacious detached family home of in excess of 3000 sq ft of accommodation set in beautiful gardens of almost half acre in this most sought after location a short stroll from the market place and river Waveney.

- Reception Hall
- 3 Reception Rooms
- Kitchen/Breakfast Room
- Utility & Cloakroom
- Master Bedroom suite
- 4 Further bedrooms
- 2 bath/shower rooms
- Gas CH & DG
- EPC - D

## Paddock House, Beccles

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Guide Price £850,000

To arrange a viewing contact our Southwold office



Richard  
Brown



Parminder  
Boseley



Helen  
Brewster



Melissa  
Crane



Margaret  
Butcher







#### RECEPTION HALL

15' 9" x 9' 5" (4.8m x 2.87m)

Staircase to First Floor.

#### DRAWING ROOM

20' 6" x 19' 11" (6.25m x 6.07m)

Doubles aspect with fire place and French doors to the garden

#### SNUG

16' 5" x 12' (5m x 3.66m)

#### DINING ROOM

23' x 16' 5" (7.01m x 5m)

Double aspect with fire place and French doors to the garden

#### KITCHEN/BREAKFAST ROOM

15' 9" x 13' 6" (4.8m x 4.11m)

Stylish range of kitchen furniture.

#### UTILITY ROOM

13' 6" x 8' 4" (4.11m x 2.54m)

#### LARDER

8' 5" x 3' 5" (2.57m x 1.04m)

#### CLOAKROOM

#### LANDING









#### MASTER BEDROOM

20' 5" x 19' 11" (6.22m x 6.07m) overall

#### EN-SUITE

11' 2" x 7' (3.4m x 2.13m)

5 piece bathroom suite

#### BEDROOM 2

16' 5" x 12' (5m x 3.66m)

#### BEDROOM 3

16' 5" x 10' 3" (5m x 3.12m)

#### BEDROOM 4

16' 5" x 12' 5" (5m x 3.78m)

#### BEDROOM 5

9' 6" x 9' 3" (2.9m x 2.82m)

#### SHOWER ROOM

6' x 5' 6" (1.83m x 1.68m)

3 piece shower suite

#### BATHROOM

13' 10" x 5' 9" (4.22m x 1.75m)

3 piece bathroom suite

#### AIRING CUPBOARD

21' x 4' 3" (6.4m x 1.3m) into eaves

#### OVERAGE

The sale The Paddocks will be subject to an overage agreement, further details on request.

#### SERVICES

Mains Gas, electric, water and drainage are connected. None of the services, the heating installation, plumbing, electrical systems nor appliances (if any) have been tested by the Selling Agents

#### OUTGOINGS

Council Tax currently Band "E". Further details can be obtained from the Waveney District Council, Town Hall, High Street, Lowestoft, Suffolk, NR32 1HS. Tel: (01502) 562111

#### VIEWING

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk) Tel: 01502 722253 Ref: 18836/RDB.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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## FLOORPLANS

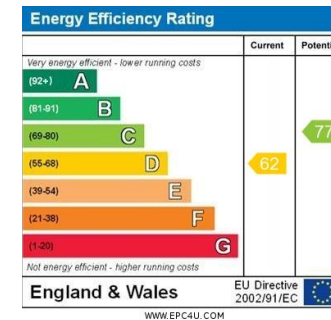
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## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise

## EPC

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)



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