



8 OLD COLLEGE CLOSE
BECCLES, NR34 9LY



Situated in a highly sought-after, tucked-away location just a stone's throw from Beccles town centre

This stunning three-bedroom home has been extensively renovated and offers a peaceful retreat with exceptional views over the River Waveney and the surrounding water meadows.

Upon entering the property, you are greeted by a welcoming main entrance hall, which leads down to a generously proportioned hallway that provides access to all principal rooms. At one end of the property, the indulgent master bedroom suite offers a serene and private space, complete with French doors that open onto a rear terrace, perfect for enjoying the scenic views. The suite also benefits from a spacious dressing room, while the recently renovated ensuite bathroom features a high-end jacuzzi bath and a separate shower, creating a luxurious atmosphere for relaxation.

This exceptional home blends modern comforts with tranquil surroundings, making it an ideal place to live and unwind.

The property features two additional double bedrooms, positioned conveniently adjacent to the

master suite, each offering ample space and natural light. Across the hallway, a beautifully finished shower room with under floor heating that serves these rooms and is presented to a high standard.

At the opposite end of the property, the living areas are equally impressive and offer a great balance of style and functionality. The well-appointed kitchen is fitted with a range of quality units and integrated appliances, providing an ideal space for cooking and entertaining. From here, access is granted to both the garden and a practical utility room.

The dining and sitting rooms both feature direct access to the garden, creating a seamless flow between indoor and outdoor living. These rooms provide an inviting and relaxing environment to enjoy year-round.



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Externally, the property benefits from a single garage parking space located to the front. The rear garden has been thoughtfully landscaped to maximize the available space, with a paved terrace offering a tranquil spot to sit and enjoy the spectacular views over the River Waveney and surrounding meadows.

This superb home presents a rare opportunity to enjoy a stylish, peaceful lifestyle in a prime location, blending modern living with scenic beauty.

TENURE - LEASEHOLD

Property is subject to a 999 year lease the current service charge is £665 per annum and currently £100 per annum sinking fund to cover maintenance on the courtyard area.

SERVICES

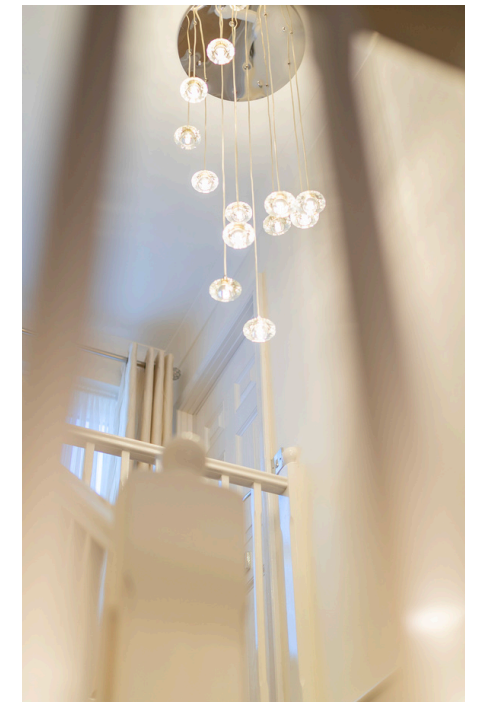
Mains gas, electricity, water and sewerage are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Tax Band - E



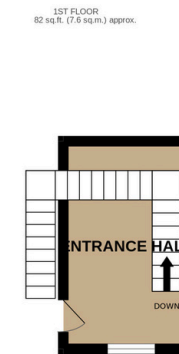
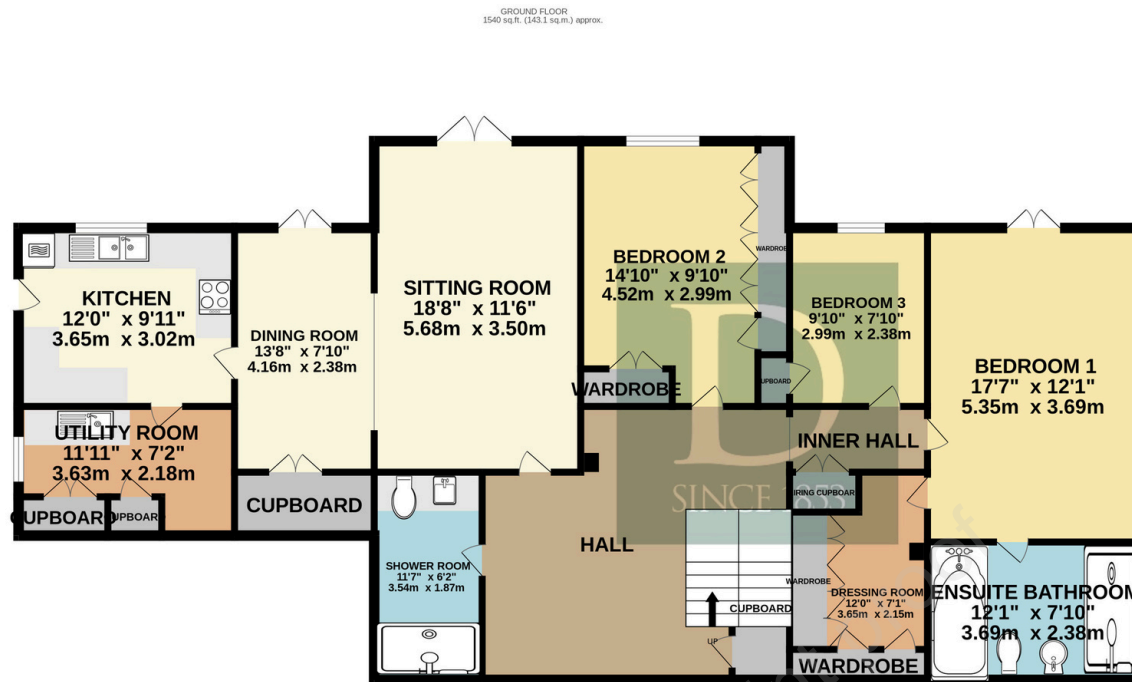


EXCEPTIONAL
VIEWS





FLOOR PLAN



8 OLD COLLEGE CLOSE

TOTAL FLOOR AREA : 1623 sq.ft. (150.7 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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