



Forbes Drive
Beccles, Suffolk



**MUSKER
McINTYRE**
ESTATE AGENTS

A spacious three bedroom, bay fronted family home, superbly positioned for the Town, Amenities and Schools. Family owned for four decades the property has been well maintained but offers an excellent opportunity for a new owner to put their own cosmetic stamp on the house. The accommodation offers hall entrance, two reception rooms, kitchen, conservatory, three bedrooms and first floor bathroom. Whilst outside the plot boasts ample parking, delightful gardens and elevated views at the rear. A separate en-block garage further benefits the property. Offered with No Onward Chain.

Accommodation comprises briefly:

- Entrance Hall • Sitting Room
- Dining Room • Kitchen
- Conservatory • Master Bedroom
- Two Further Bedrooms • Bathroom
- Delightful Gardens
- Brick Shed with Outside Toilet Outbuildings
- Ample Parking • En-Block Garage

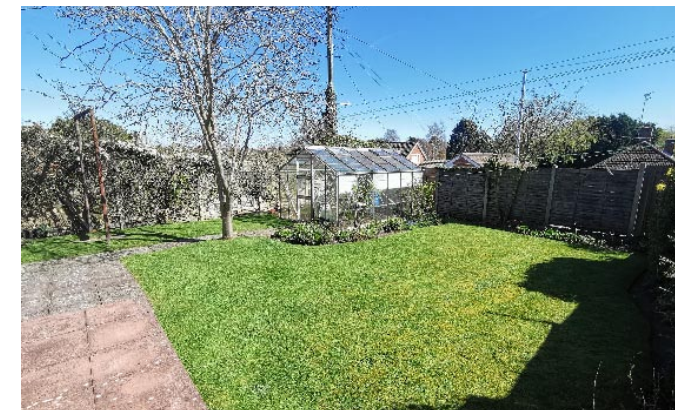
Property

Entering the property via the front door we are welcomed by the entrance hall where the feeling of space and light that flow throughout this spacious home is instantly apparent. Stairs rise to the first floor with a large cupboard set below. The hall opens to the kitchen and dining room. The kitchen set to the head of the hall and is fitted with a good range of wall and base units which leave space for appliances. The sink is set below a window looking onto the rear garden and a door opens to the same. Back in the hall we find the dining room which opens via French doors to both the sitting room and conservatory making the three rooms ideal for family living and entertaining. The dining room itself is a well proportioned room. At the front we find the sitting room which boasts a 'full bay' window which fills the room with natural light. A feature fire offers a cosy focal point to the room. At the rear the conservatory enjoys a view over the gardens and takes in the elevated view beyond. Climbing the stairs we find the landing leading to all of the first floor rooms and offering further storage. At the front of the house we find the first two bedrooms, one large single and a generous double both offering fitted cupboards. At the rear the shower room boasts a modern white sink and w/c with a double width shower. A cupboard houses the gas combination boiler. Completing the accommodation is the master bedroom, a substantial double which enjoys the views to the rear aspect.









Outside

From Forbes Drive we approach the property via gates that lead onto the driveway offering parking for two cars with a further space set below the car port at the side of the house. The remaining frontage is laid to a lawn which is framed with an attractive range of planted rose and shrub borders. A path leads to the front door and continues under the car port giving access to the rear. The rear garden enjoys great privacy and views from the elevated plot. A patio area leads from the conservatory whilst a side door opens from the kitchen where we find the brick garden outbuilding and outside w/c. The main garden is laid to lawn which is enclosed by timber fencing and framed with a well stock range of flower beds. A green house is in situ. A separate en-block garage is set at the head of Forbes Drive. The property is offered with or without the garage by negotiation.

Location

Beccles is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a bus station with a daily service to London (Victoria) and regular services to Lowestoft, Norwich and many of the smaller villages around. The Beccles train station has a direct line to London Liverpool Street. The property sits within walking distance of all of the amenities, the town itself is located on the Waveney River which is a gateway to the Broads network. The unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains electric, water and drainage.

Energy Rating: D

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR34 9XY

What3Words: ///hockey.mega.umbrella

Tenure

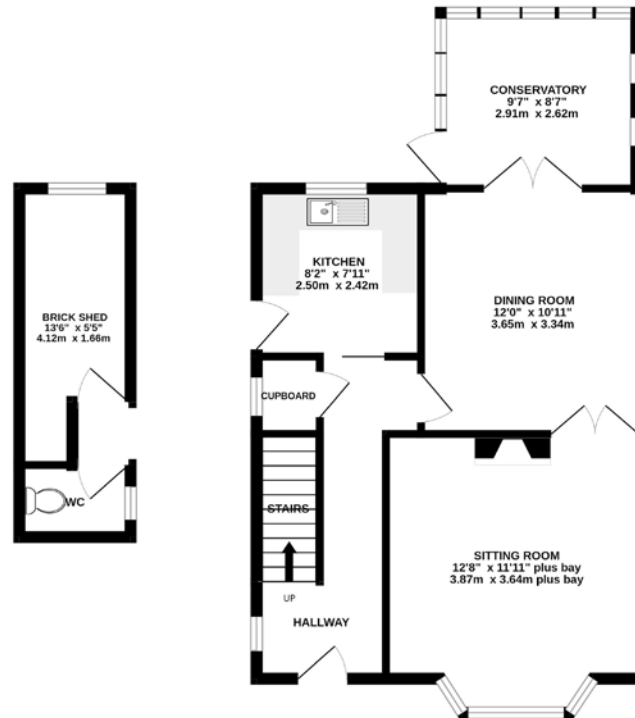
Vacant possession of the freehold will be given upon completion.

Agents' Note

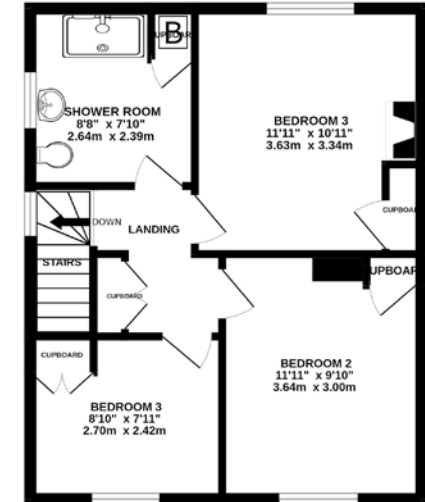
The property is offered subject to and with the benefit of all rights of way, whether public or private, all wayleaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £230,000

GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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.
Made with Metropix ©2025

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk

NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk