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New Road, Ravensmere
Beccles, Suffolk

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ESTATE AGENTS

The gateway to 'The Broads' set just footsteps from the River Waveney at Beccles Quay, this charming red brick Suffolk Cottage is nestled on a quiet, no-through road. The property has undergone an extensive, sympathetic renovation by the current owners and offers an abundance of original character coupled with the convenience of modern living. On the ground floor, the sitting room leads into the kitchen/diner with a lobby and delightful shower room at the rear whilst on the first floor two double bedrooms feature. Outside, the front and rear courtyard gardens offer the perfect spot to relax and entertain during the summer months with the added benefit of allocated off-road parking.

Accommodation comprises briefly:

- Entrance Porch • Sitting Room • Kitchen/Diner
- Rear Lobby • Shower Room • Two Double Bedrooms
- Off-Road Parking • Front and Rear Courtyard Gardens



Property

Stepping into 'Brambles' the attention to detail insisted on throughout the home is instantly apparent, we are welcomed by the spacious entrance porch, which flows seamlessly into the sitting room with our eye being drawn to the stunning, original Suffolk brick floor that continues into the kitchen diner. A brick fireplace houses the multi fuel wood burner and creates the perfect focal point to the room whilst one of the newly fitted, double-glazed sash windows looks onto the front courtyard. A replica wrought iron radiator sits below the window, forming part of the modern electric 'app-controlled' heating system. A latch and brace door opens from here to the kitchen/diner. This superb space is testament to the thought and planning in every part of the home. A range of modern yet classic fitted units line the walls, set against solid Oak work surfaces. An inset butler sink sits below the window where we take in a view of the garden, and we find a full range of integrated appliances including dishwasher, washing machine, fridge freezer and a microwave oven. The Aga cooker takes centre stage and our stairs rise from here to the first floor. At the rear, we step through the lobby where additional units provide extra storage and we find a door leading out to the garden, whilst internally we step into the shower room. The shower room echoes the superb finish, boasting a double-width ground-level shower, wash basin, and w/c set against delightful splash backs and timber effect flooring. Climbing the stairs to the first floor, we find the two bedrooms. Set to the front, the master bedroom enjoys two fitted cupboards to either side of the chimney whilst a window enjoys the view along New Road. Timber doors and exposed floorboards remind us of the age of the cottage in contrast to the clean lines and exceptional finish. At the rear, the second double bedroom enjoys an over-stairs cupboard and further storage in the airing cupboard which houses the modern water tank. This completes the accommodation.







Outside

From Fen Lane we approach the property via New Road which leads us past this charming run of cottages. Number six (Brambles) is situated on the right-hand side and we find our off-road parking opposite. A gate opens to the front courtyard of this stunning Suffolk Cottage and we find a delightful timber decked seating area perfect to take in the view back towards the river, whilst the shingled path leads to the front door. At the rear we step from the lobby into the walled rear garden. Again a mix of shingle and timber decking form the perfectly designed, low-maintenance landscaping set against a stunning brick and flint wall which creates a superb sun trap. A gate leads in from the side and provides access to number seven and eight.

Location

The property is located within walking distance of the Quay and Beccles town centre. 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 local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, and 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, but may be available in addition, subject to separate negotiation.

Services

New App-Controlled Electric Radiators.
Wood burning Stove. Mains water, electricity and drainage.

Energy Rating: E

Local Authority:

East Suffolk Council

Tax Band: A

Postcode: NR34 9BG

What3Words: ///roofs.backyards.anchors

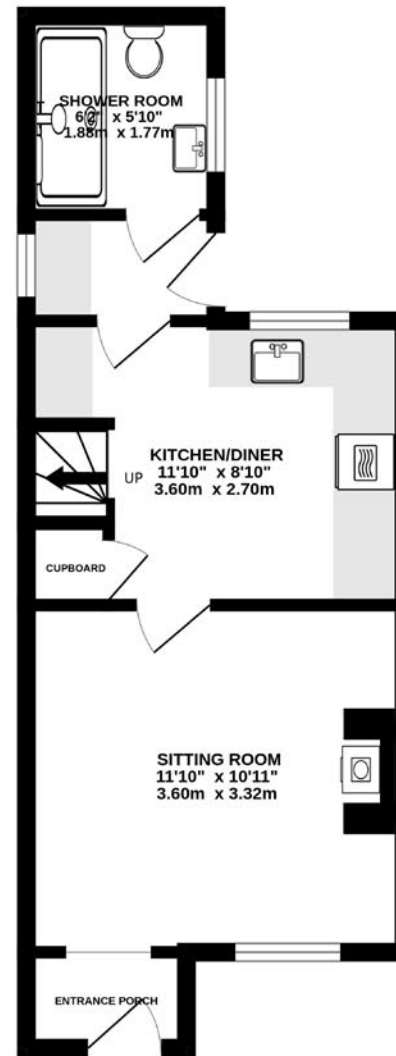
Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

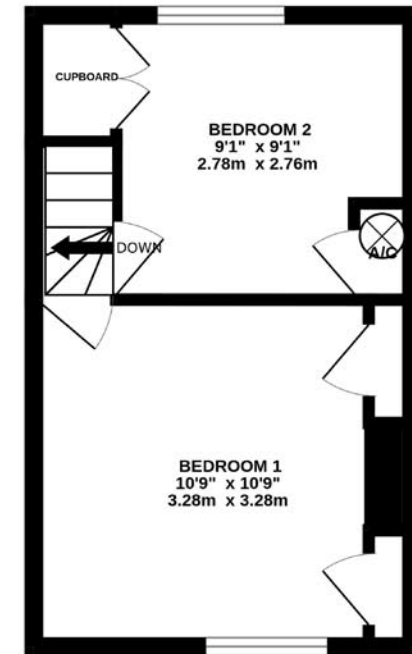
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £265,000



TOTAL FLOOR AREA: 533 sq.ft. (49.5 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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1ST FLOOR
231 sq.ft. (21.4 sq.m.) approx.



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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.



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