

£290,000
Offers Over



Fen Lane

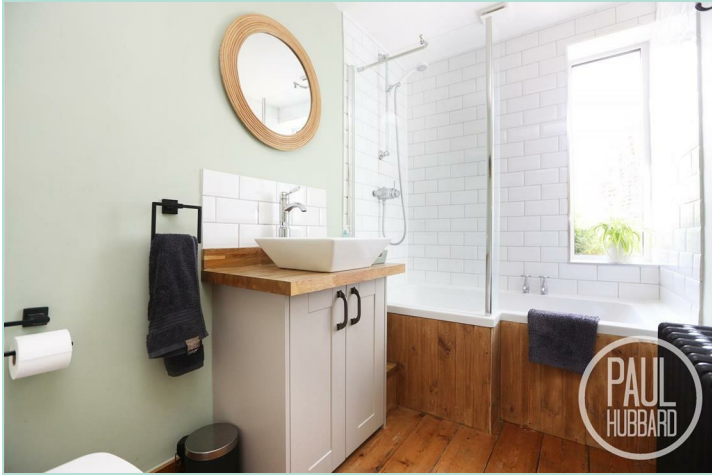
Beccles, NR34 9BB

- Well-presented 3-bedroom cottage in a desirable riverside location
- Located directly opposite Beccles Quay with scenic views
- Charming sitting room offering a cosy and welcoming space
- Tastefully decorated throughout with characterful touches
- Private, low-maintenance garden
- Bright dining room with bifold doors opening to the garden
- Modern ground floor bathroom
- Charming sitting room
- Peaceful yet central location
- Perfect for homeowners or as a holiday let

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**PAUL
HUBBARD**



Location

This home is situated in the picturesque town of Beccles. Beccles is nestled in the heart of Suffolk and lies along the banks of the River Waveney. The town centre is a blend of independent shops and eateries, surrounding the stunning St. Michael's Church, which holds a rich history. Convenient transport links are available, providing routes directly into the city of Norwich, as well as seaside towns, such as Lowestoft. Nearby, you'll find the Norfolk & Suffolk Broads, lined with many beautiful towns and villages, making it a perfect place to call home.

Entrance hall

1.57m x 1.08m

Entrance door to the front aspect, wood flooring throughout, a storage cupboard and an opening to the sitting room.

Sitting room

3.96m x 3.39m

Wood flooring throughout, with a radiator, log burner, two openings leading to the garden room and kitchen, and doors opening to the stairs and a storage cupboard.

Garden room

3.86m x 2.45m

Wood flooring throughout and bi-folding doors open to the rear garden.



Kitchen

3.59m x 1.83m

UPVC double glazed window to the front aspect, wood flooring throughout, part tiled walls, units above and below, laminate work surfaces, butler sink with mixer tap, spaces for a double oven and washing machine, a breakfast bar and an opening to the utility room.

Utility room

1.54m x 1.05m

Wood flooring throughout, units, space for a fridge/freezer and a door opens to the bathroom.

Bathroom

2.75m x 1.54m

UPVC double glazed window to the rear aspect, wood flooring throughout, part tiled walls, vanity unit with hand wash basin, toilet, bath with overhead shower and a radiator.

Stairs leading to the first floor landing

UPVC double glazed window to the front aspect, carpet flooring throughout and doors opening to bedrooms 1-3.





Bedroom 1

3.67m x 3.54m

UPVC double glazed windows to the front and rear aspect, carpet flooring throughout, a radiator, feature fireplace and a storage cupboard.

Bedroom 2

4.12m x 3.72m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator, loft access and a storage cupboard.

Bedroom 3

2.73m x 2.44m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.



Outside

To the front, the property boasts a neat paved area offering low-maintenance appeal and a tidy, welcoming entrance. Ideally positioned opposite Beccles Quay, it enjoys uninterrupted views of the river and surrounding green space. A characterful entrance door leads inside, reflecting the charm and warmth found throughout the home.

To the rear, the garden is beautifully arranged for both relaxation and entertaining. A patio area with stone detailing offers a stylish outdoor space, while panelled decking leads up to a hot tub, creating a luxurious spot to unwind. The garden is bordered with plants, shrubs, trees, and colourful flower beds, enhancing its charm and privacy.

A gated access to the rear provides convenient right of way, while outdoor lighting adds ambiance and practicality in the evenings.



Outer house

1.23m x 1.07m

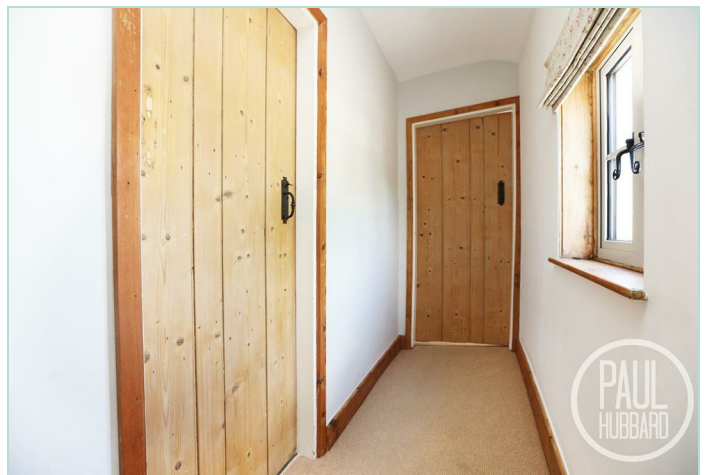
An outer house sits tucked to the rear, featuring a side-hinged door and a single rear window, making it a useful space for storage or as a utility area.

Financial services

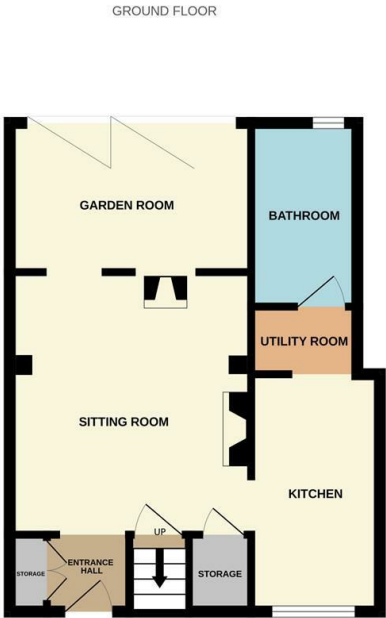
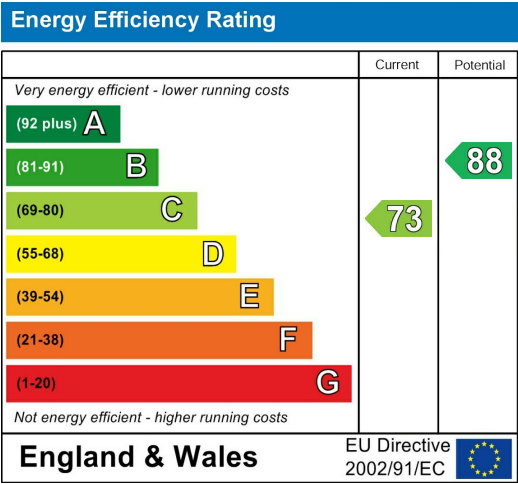
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Tenure: Freehold
 Council Tax Band: B
 EPC Rating: C
 Local Authority: East Suffolk



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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