



*Field View Gardens
Beccles, Suffolk*

Located in the popular market town of Beccles, this attractive two-bedroom home offers generous living accommodation, a substantial 19' garage, and an enclosed garden. The property is perfectly situated within easy reach of local schools, shops, and amenities, making it an excellent choice for couples, small families, or those looking to downsize without compromise.

The Property

- Two Bedrooms
- Sitting / Dining Room Extended
- Fitted Kitchen
- First Floor Shower Room
- Gas Central Heating
- uPVC Double Glazing
- Enclosed Rear Garden
- No Onward Chain



The Property

The ground floor features a welcoming sitting room, leading through to a modern fitted kitchen having a worktop with inset sink and drainer, with cupboards and drawers under, recess with space and plumbing for washing machine, adjoining worktop with inset gas hob with oven/grill under, further cupboards and drawers, recess for under counter fridge, and space for additional upright fridge/freezer an open then leads to dining room extension that provides the ideal space for family meals or entertaining guests. The thoughtful layout creates a bright and spacious feel throughout.

Upstairs, there are two well-proportioned bedrooms, a shower room with shower cubicle, low level W/C and pedestal wash basin. The second bedroom has a fitted storage space and a cupboard housing a gas fired boiler for central heating and domestic hot water.







Outside

Outside to the front, there is a small lawned area and path to a covered front entrance, the property enjoys an enclosed rear garden with a lawn and patio area, offering a peaceful setting for relaxation or outdoor dining. You will also find off-road parking and access to the impressive 19' x 14'11" garage, providing ample space for parking, storage, or workshop use. This property is being offered with no onward chain and represents an excellent opportunity to acquire a deceptively spacious property in a sought-after location.

Location

The bustling Market Town of Beccles, also known as the 'Gateway to the broads' benefits from having its own Train Station (East Suffolk Line) with links to Ipswich and onto London Liverpool Street, and more local locations such as Brampton and Oulton Broad. Beccles has a bus station located centrally with regular services to the City of Norwich, the seaside towns of Great Yarmouth and Gorleston, as well as Lowestoft, Pakefield and many other villages in between. The bus station is conveniently situated immediately opposite the property. Beccles also has easy access to local independent shops, restaurants and public houses. countryside walks. In addition Beccles has both schools for all ages from nursery to high schools.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: A

Services: Gas fired boiler for hot water and central heating, electricity connected, water supply and sewage.

Viewings: By Appointment Only

Post Code: NR34 9LW

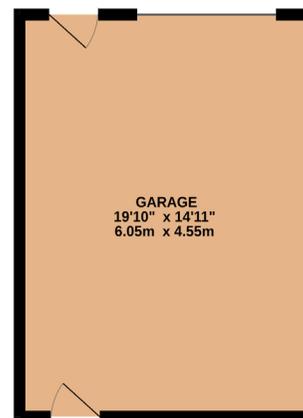
EPC Rating: C

Tenure: Freehold

Guide Price : £175,000

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR
722 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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.
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