



Station Road, Beccles - NR34 9QH

**STARKINGS  
&  
WATSON**

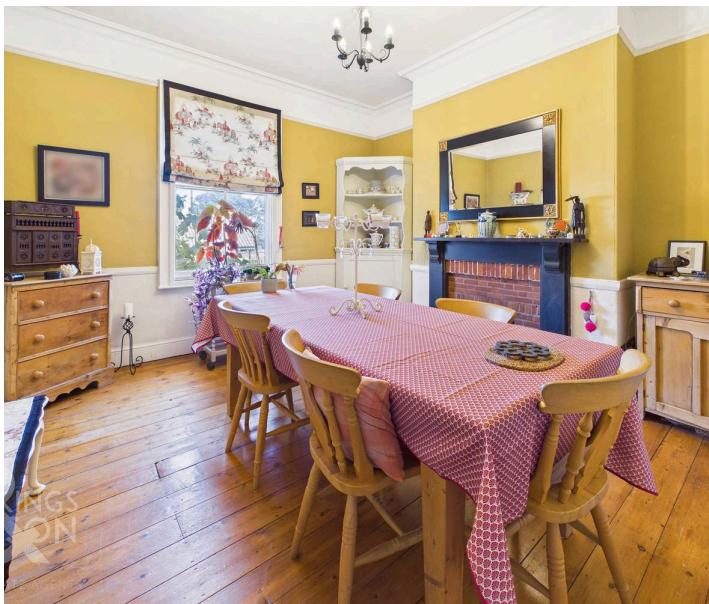
HYBRID ESTATE AGENTS



## Station Road

Beccles, Beccles

Presenting this OUTSTANDING FIVE BEDROOM SEMI-DETACHED PERIOD TOWNHOUSE, offering EXTENSIVE ACCOMMODATION OVER FOUR FLOORS and approximately 2000 SQFT INTERNALLY (stms). Upon entering, you are greeted by an ELEGANT ENTRANCE HALLWAY leading to TWO symmetrical and HIGHLY IMPRESSIVE RECEPTION ROOMS, each boasting HIGH CEILINGS and abundant natural light alongside traditional fireplaces, perfect for both entertaining and relaxing. On this level there is also a useful STUDY/HALL and a shower room / WC. On the basement level, the NEWLY INSTALLED and MODERN KITCHEN is conveniently located with an adjacent family room/dining space with ample space for family dining. The upstairs levels house FIVE GENEROUS BEDROOMS providing versatile living arrangements (ideal for families, guests, or home office use), complemented by a family bathroom. Every floor has been thoughtfully designed to maximise space and comfort, with PERIOD FEATURES seamlessly blended with modern updates. Additional highlights include GAS CENTRAL HEATING, and ample STORAGE throughout.



The property also benefits from DRIVEWAY PARKING, a rare asset in this EXCELLENT TOWN CENTRE LOCATION, placing you within easy reach of shops, restaurants, and transport links. Externally, the property offers ENCLOSED COURTYARD STYLE GARDENS, with a PRIVATE AND TRANQUIL feel ideal for al fresco dining, gardening, or simply unwinding after a busy day. The property's superb location means you are just moments from the vibrant heart of town, yet can retreat to your own private oasis whenever you wish.

Council Tax band: C

Tenure: Freehold

- Semi-Detached Period Townhouse
- Extensive Accommodation Over Four Floors
- Approximately 2000 SQFT Internally (stms)
- Three Highly Impressive Reception Rooms With High Ceilings
- Newly Installed Kitchen On Basement Level
- Five Bedrooms & Two Bathrooms
- Driveway Parking & Enclosed Courtyard Style Gardens
- Excellent Town Centre Location

Located in the heart of Beccles, the property enjoys a residential position within walking distance to local amenities.



The busy market town offers many shops, opticians, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, where there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by. There is also a very useful train station within easy walking distance offering connections to London.

#### SETTING THE SCENE

Approached via station road in the heart of town there is shingled driveway parking to the side of the house with gated access beyond leading into the garden. From the front there is a low level brick wall with steps up to the traditional main entrance door. There is a small area of front garden creating a buffer between the house and the road.

#### THE GRAND TOUR

Entering the house via the main entrance door to the front you will find a stunning and very welcoming entrance hallway with wooden flooring, stairs ahead and understairs storage. The first room to the right is the main sitting room with a dual aspect and large bay window to the front allowing plenty of natural light as well as high ceilings. You will also find a large fireplace with ornate surround and mantle over. Also off the hallway is the dining room with similar proportions to the sitting room and another fireplace. A door beyond leads to the rear hallway with stairs down to the basement level and doors into the shower room and study/hall. The study space provides a door leading directly out to the garden as well as plenty of space for coats and shoes. The shower room offers a shower, w/c and hand wash basin as well as well as space and plumbing for white goods. Heading down to the basement level there is firstly a large walk in storage room with shelving. A door leads into the re-fitted kitchen with a range of wall and base level units as well as space for a freestanding double range style oven and large fridge/freezer. A door also leads out to the garden from the kitchen. From the kitchen you will find the excellent family room which provides flexibility for families either a play room or dining space with fireplace

and bay window to the front allowing plenty of light. Using the main staircase to the hallway, the first floor provides three ample bedrooms and a family bathroom off the split level landing with another staircase to the second floor. There are two large and bright double bedrooms with fireplaces and built in wardrobes as well as a smaller third room. The bathroom features a four piece suite with roll top bath, separate shower, hand wash basin and w/c. Heading up to the top floor there are two further bedrooms with one off the other.

#### FIND US

Postcode : NR34 9QH

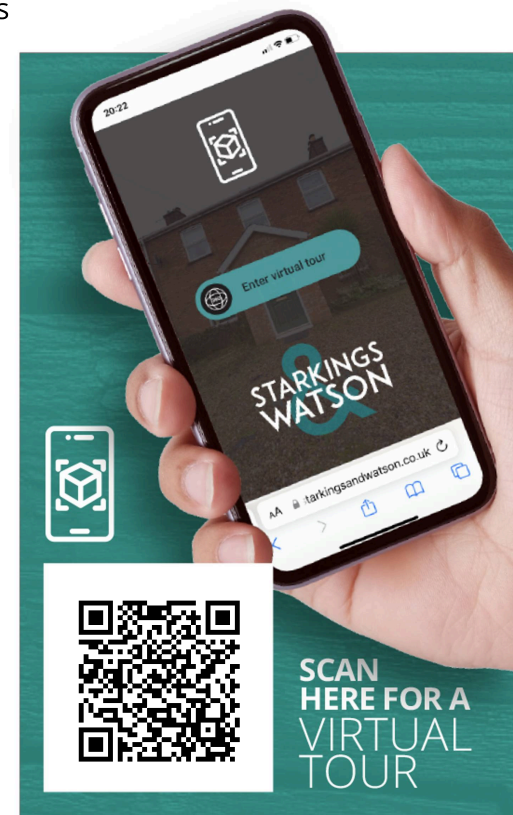
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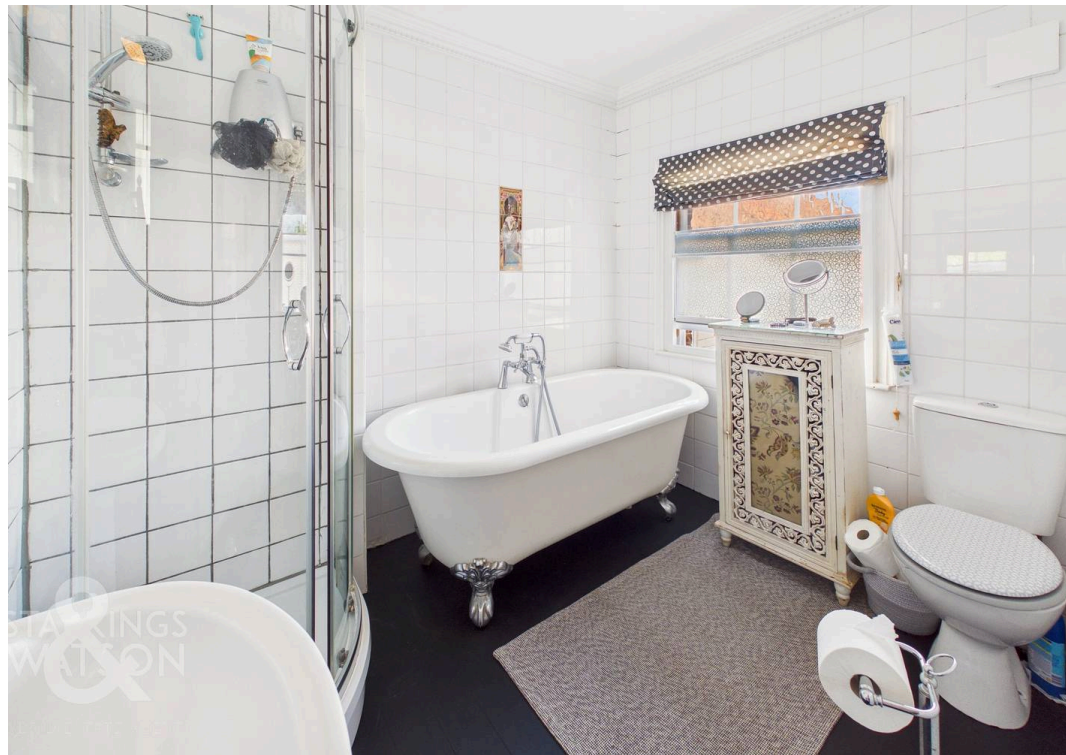
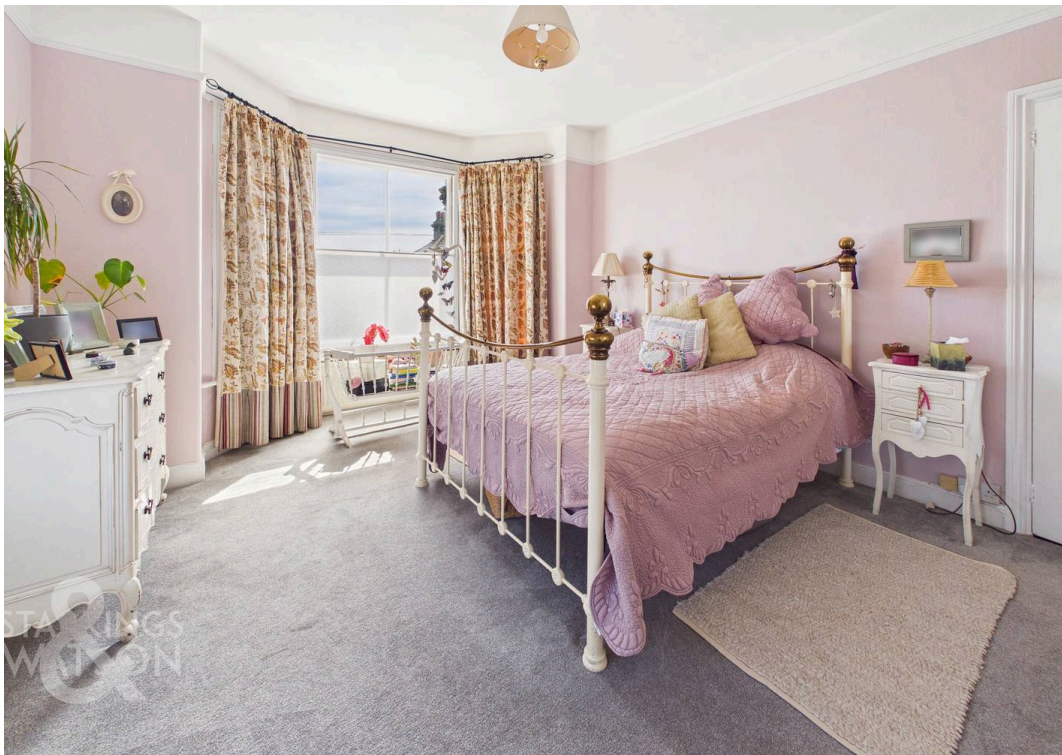
#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

Buyers are advised there is a commercial premises adjacent with a 'fire escape' access over the grounds.

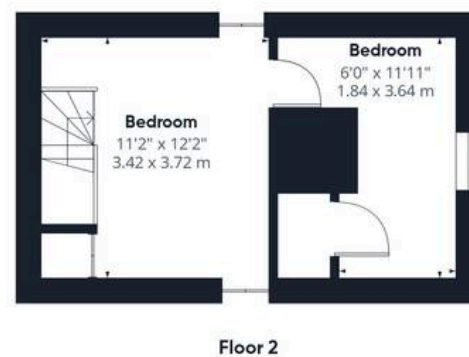




## THE GREAT OUTDOORS

The courtyard style garden is well kept and situated at the side of the property and gives access to the basement and ground floor. It is mainly paved with inset areas for planting and also a fig tree, timber shed and a variety of small shrubs. The garden provides oasis for unwinding and outside entertaining within the heart of the town.





Approximate total area<sup>(1)</sup>

1999 ft<sup>2</sup>  
185.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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