



Beccles, Suffolk

Guide Price £625,000

- £625,000 - £650,000 Guide Price
- Office, Living Room and Dining Room
- Driveway with Ample Parking
- EPC - C
- Immaculately Presented Georgian Home
- Kitchen & Separate Utility
- Garage & Studio
- Located in The Heart Of Beccles Town
- Four Bedrooms
- Two Bathrooms - Four Piece Suite with Freestanding Bath

Northgate, Beccles

Beccles is a charming market town nestled on the edge of the beautiful Norfolk and Suffolk Broads, offering a perfect blend of riverside tranquillity and vibrant community life. Set along the River Waveney, it boasts a picturesque quay, independent shops, cosy cafés, and a range of local amenities, all wrapped in a friendly, welcoming atmosphere. With its historic architecture, regular markets, and easy access to both the Broads National Park and the Suffolk coastline, Beccles is an ideal location for those seeking a relaxed pace of life with plenty of character and natural beauty on the doorstep



Council Tax Band: C



DESCRIPTION

Located in the heart of Beccles town centre, this beautifully presented four-bed semi-detached Georgian home blends period charm with modern comfort. The spacious interior includes a welcoming entrance hall, a versatile home office or fifth bedroom, elegant dining room, and a characterful living room with exposed beam, fireplace, and wood burner. With a stylish kitchen and a separate utility and downstairs W.C. Upstairs offers three bright bedrooms and two bathrooms, including a luxurious four-piece suite with a Laura Ashley freestanding bath, Burlington sink and walk-in rainfall shower. A fourth bedroom occupies the top floor. Flooded with natural light and sash windows to front, the home also boasts a private, enclosed rear garden with mature planting, an entertaining area, ample driveway parking, and a garage with an attached studio

LIVING AREAS

The living areas in this Georgian home are full of character and flexibility, offering both comfort and functionality. At the front of the property, the home office provides a quiet and practical workspace but could easily be used as a fifth bedroom if needed. Adjacent to this is the dining room, ideal for formal meals or family gatherings. The living room is a warm and inviting space, featuring an exposed wooden beam and a charming fireplace with a wood-burning stove, creating a cosy atmosphere for relaxing or entertaining, offering a generous and elegant setting that flows beautifully with the rest of the home. Each room is filled with natural light, enhanced by large sash window to front that highlight the property's period charm

KITCHEN AND UTILITY

The kitchen is both stylish and functional, fitted and designed to suit modern living while complementing the home's period charm. Ample worktop space and well-planned storage make it ideal for everyday cooking and entertaining alike. Just off the kitchen, the separate utility room provides Velux Intergra solar windows which provides additional convenience, offering space for laundry and household tasks, helping to keep the main kitchen area clear and clutter-free. Both rooms are thoughtfully laid out, combining practicality with a clean, contemporary finish

BATHROOMS & CLOAKROOM

This home features three beautifully finished washroom spaces, each thoughtfully designed for both style and functionality. The main bathroom showcases a luxurious four-piece suite, complete with a Laura Ashley freestanding bath, a large walk-in shower with a rainfall attachment, a classic Burlington sink, and elegant fittings throughout—creating a spa-like retreat. The additional shower room offers convenience for a busy household, finished to a high standard with modern fixtures. On the ground floor, a well-appointed W.C. adds further practicality, completing the home's blend of period charm and contemporary comfort.

BEDROOMS

The property offers four well-proportioned bedrooms spread across the upper floors, each filled with natural light and character. The principal bedroom is a standout feature, benefiting from large floor-to-ceiling fitted double wardrobes that provide ample storage while maintaining a sleek, elegant look. Two further bedrooms are located on the first floor with sash windows and river views, both light and spacious, ideal for family members or guests. The fourth bedroom sits on the top floor, offering a peaceful and private space with river views, perfect as a guest room, additional bedroom, or even a quiet retreat. Each room is enhanced by maintaining the home's classic Georgian charm throughout

OUTBUILDING/GARAGE

To the rear of the property is a versatile outbuilding that includes a garage and an attached studio. The garage provides secure parking or additional storage space, while the adjoining studio offers a flexible area ideal for creative pursuits, a home office, or a home gym. This self-contained space adds valuable functionality to the property, perfect for those needing extra room for work or hobbies without compromising the main living areas

OUTSIDE

The outside space of this property is both private and beautifully maintained, offering a peaceful retreat in the heart of town. The fully enclosed rear garden is thoughtfully landscaped, featuring mature plants and shrubs that create a lush, inviting setting, perfect for relaxing or entertaining. There is a

designated seating area ideal for outdoor dining, and both side and rear access provide convenience and easy flow. Beyond the garden lies a private driveway with ample parking, leading to the garage and studio, offering practicality as well as additional space. This charming outdoor area complements the elegance and versatility found throughout the home

TENURE

Freehold

OUTGOINGS

Council Tax Band C

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889 Ref: 20873/JD.

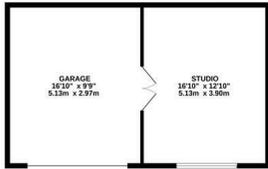
FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

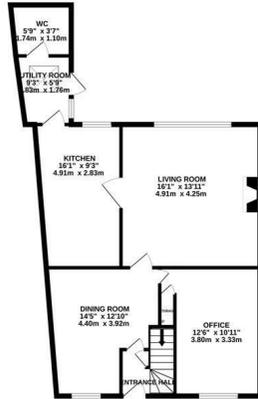




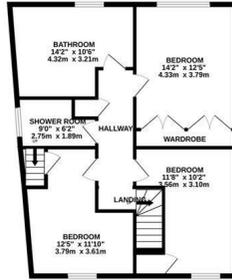
OUTBUILDING
534 sq.ft. (49.9 sq.m.) approx.



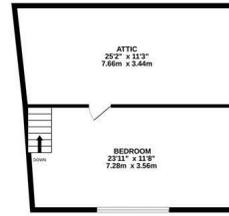
GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.3 sq.m.) approx.

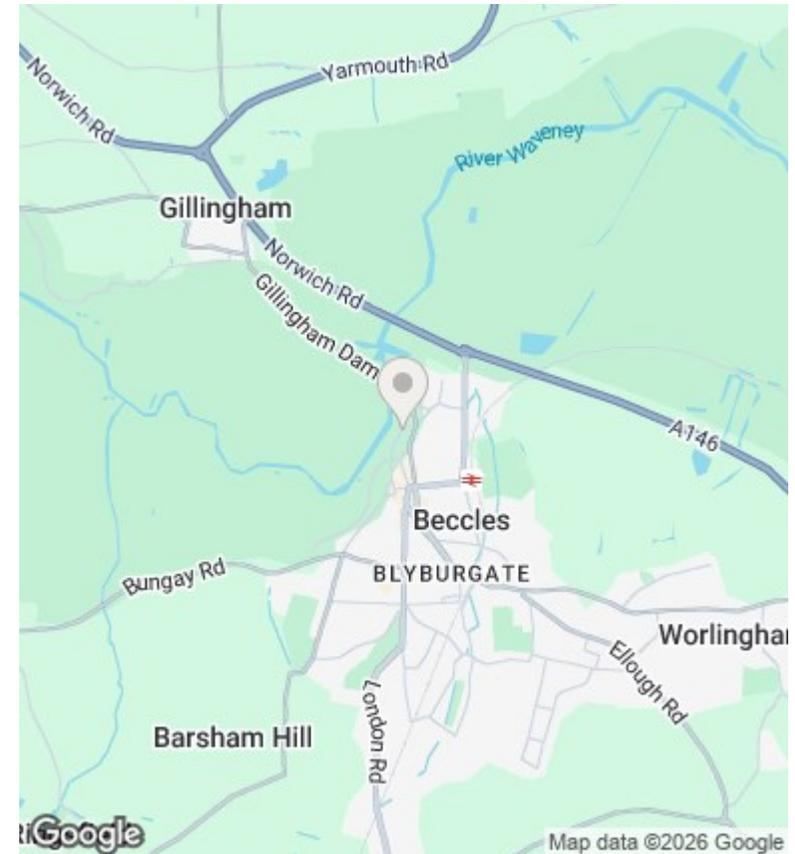


2ND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 2644 sq.ft. (245.7 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com