

Three Rivers

St. Marys Road Beccles, NR34 9NQ





An extended and improved three-bedroom detached property offering three reception rooms, versatile accommodation and superb indoor and outdoor entertaining space, situated in a popular location close to the market town of Beccles.

The property is approached via an entrance porch leading into a central entrance hall with stairs to the first floor. The ground floor offers a cinema/second sitting room, separate lounge with feature fireplace and wood-burning stove, dining room with bar area and a newly fitted kitchen featuring a range of base and eye-level units and integrated appliances. The kitchen opens onto an impressive outdoor entertaining area with barbecue, pizza oven and retractable canopy.

There is also a rear hallway providing access to a shower room with Jack and Jill doors and a terrace with space for a hot tub and seating. A useful study area completes the ground floor accommodation.

Upstairs, the landing leads to three bedrooms, with an en-suite to the principal bedroom and a Jack and Jill bathroom serving bedrooms two and three. Wooden steps lead from the landing to a useful loft room.

Outside, the property benefits from a driveway providing off-road parking for several vehicles and generous front gardens, mainly laid to lawn with established shrub borders and a slate and timber seating area. Gated access leads to the outdoor kitchen, with pathways continuing around the property to the rear garden, shed and additional terrace area.

An excellent opportunity to acquire a spacious and versatile home offering a fantastic combination of modern improvements, generous accommodation and superb entertaining facilities.

SERVICES

Mains electricity, water and sewerage are connected, oil fired central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold

LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – E

3 3 3 TBC













Close to town location











Floor Plan



DURRANTS
SINCE 1853

Approximate total area(1)

1976 ft²
183.6 m²

Balconies and terraces

237 ft²
22 m²

Reduced headroom

159 ft²
14.7 m²

(1) Excluding balconies and terraces

Reduced headroom
------ Below 5 ft/1.5 m

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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CONTACT US

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