



Beccles, Suffolk

Offers In Excess Of £295,000

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- New Carpets & Flooring Throughout
- Fully Enclosed Rear Garden with Fields Behind
- Three Bedroom Detached Home in Beccles
- Stylish Three Piece Suite with Rainfall Shower over Bath
- Ideal Family Home in Sought After Location
- Meticulously Renovated Throughout
- Sleek Drive with Garage and Off Road Parking

Field View Gardens, 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

Situated in the highly sought-after market town of Beccles, this beautifully presented three-bedroom detached home has been meticulously renovated throughout to an exceptional standard, offering stylish, turnkey accommodation perfect for modern family living. From the moment you arrive, the attention to detail is evident with a newly laid front driveway, new composite front door and new garage door enhancing both kerb appeal and security. Internally, the property benefits from brand new flooring and carpets throughout, updated radiator valves, new skirting boards and window sills, contemporary light switches and plug sockets, modern spotlights, and a combi boiler with smart system controls, still under warranty for added peace of mind. The welcoming entrance hall provides access to the principal ground floor rooms. To one side, the spacious kitchen is thoughtfully arranged with ample space for a 7-ring gas burner hob and oven, along with designated space for all appliances. A useful pantry adds valuable storage, while there is also space for a breakfast bar, ideal for casual dining. A door leads directly out to the rear garden, making this a practical and sociable space. On the opposite side of the hallway, the bright and airy living room is filled with natural light, featuring attractive wood-effect flooring and a charming bay window to the front aspect. Double doors open through to a delightful sun room at the rear of the property, offering lovely views across the garden and direct access outside, perfect for entertaining or relaxing year-round. Upstairs, there are three well-proportioned bedrooms, all fitted with new carpets. The two generous double bedrooms offer ample space for tall-standing wardrobes, while the third bedroom makes an ideal child's room, guest room or home office. The stylish family bathroom has been newly installed and finished to a high standard, comprising a modern three-piece suite including a bath with rainfall shower over, vanity unit with inset sink, and W.C. Marble-effect splashbacks add a contemporary touch, creating a sleek and luxurious feel. This superbly upgraded home combines quality finishes with practical living space in a desirable location close to local amenities, schools and transport links, making it an outstanding opportunity for families and buyers seeking a move-in ready property.

LIVING AREAS

The living room is a beautifully presented and inviting space, positioned to the front of the property and flooded with natural light from the attractive bay window. Finished with stylish wood-effect flooring and contemporary spot lighting, the room offers a warm yet modern feel, ideal for both relaxing evenings and entertaining guests. The generous proportions provide ample space for a range of furnishings, creating a comfortable and versatile main reception area. Double doors open seamlessly into the sun room at the rear of the home, enhancing the sense of space and flow. This additional reception area enjoys lovely views over the rear garden and

benefits from direct access outside, making it perfect for summer gatherings or a peaceful spot to unwind. Filled with natural light, the sun room provides a tranquil extension of the living space and offers flexibility as a second sitting area, reading room or garden room

KITCHEN

The kitchen is thoughtfully positioned just off the entrance hall, creating a welcoming and practical heart of the home. Designed with both functionality and flexibility in mind, it offers ample space for a 7-ring gas burner hob and oven, along with designated space for all essential appliances. A useful pantry provides excellent additional storage, keeping the main kitchen area organised and clutter-free. There is space to incorporate a breakfast bar for casual dining and socialising; alternatively, for those who prefer a more substantial layout, power has been installed beneath the flooring in preparation for a permanent island, offering fantastic potential for a central feature with integrated sockets and appliances. A door leads directly out to the rear garden, enhancing the flow of indoor-outdoor living and making the space ideal for entertaining or busy family life. Bright, versatile and well-planned, the kitchen provides both immediate practicality and exciting scope for personalisation.

BEDROOMS

Upstairs, the property offers three well-proportioned bedrooms, all beautifully refreshed and fitted with brand new carpets to create a fresh and comfortable feel throughout. The two larger bedrooms are generous doubles, each offering ample space for tall-standing wardrobes alongside additional bedroom furniture, making them ideal principal and guest rooms. Both rooms provide plenty of natural light and flexible layout options to suit a range of needs. The third bedroom is also well-sized and benefits from the same new carpeting, making it perfect as a child's bedroom, nursery, guest room or home office. Each room has been carefully updated as part of the property's wider renovation, ensuring a cohesive and move-in ready finish across the first floor.

BATHROOM

The family bathroom has been newly installed and finished to a stylish, contemporary standard. Featuring a brand new three-piece suite, the space comprises a bath with rainfall shower over, a modern vanity unit with inset sink, and a W.C. Elegant marble-effect splashbacks create a sleek and luxurious backdrop, perfectly complementing the clean lines of the suite. Thoughtfully designed with both practicality and aesthetics in mind, this beautifully finished bathroom provides a fresh, modern space ideal for busy family life

OUTSIDE

Externally, the property continues to impress with a front driveway providing off-road

parking, alongside a new garage door which enhances both practicality and kerb appeal. The attractive new composite front door creates a smart and secure first impression, perfectly complementing the home's refreshed exterior. To the rear, the garden can be accessed directly from both the kitchen and the sun room, creating an excellent flow for everyday living and entertaining. The garden benefits from new fencing, ensuring the space is fully enclosed, ideal for children and pets, while also offering a good degree of privacy. There is also convenient access to the garage from the rear, adding further practicality. Overall, the outdoor space provides a pleasant and secure setting to relax, dine and enjoy time with family and friends

SERVICES

Mains gas, electricity, water and drainage - the property also benefits from solar panels

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

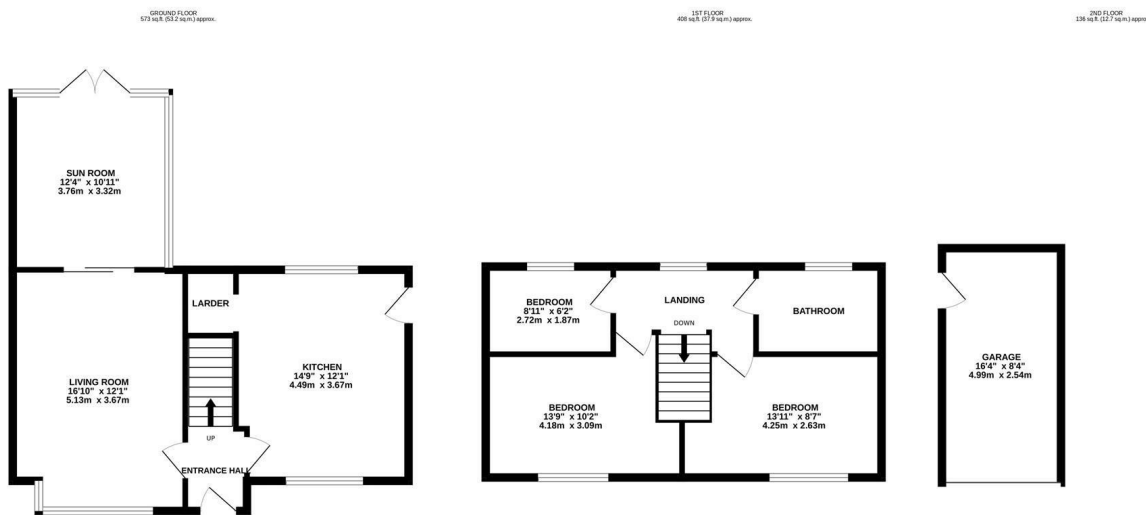
Tel: 01502 442889 Ref

FIXTURES & FITTINGS

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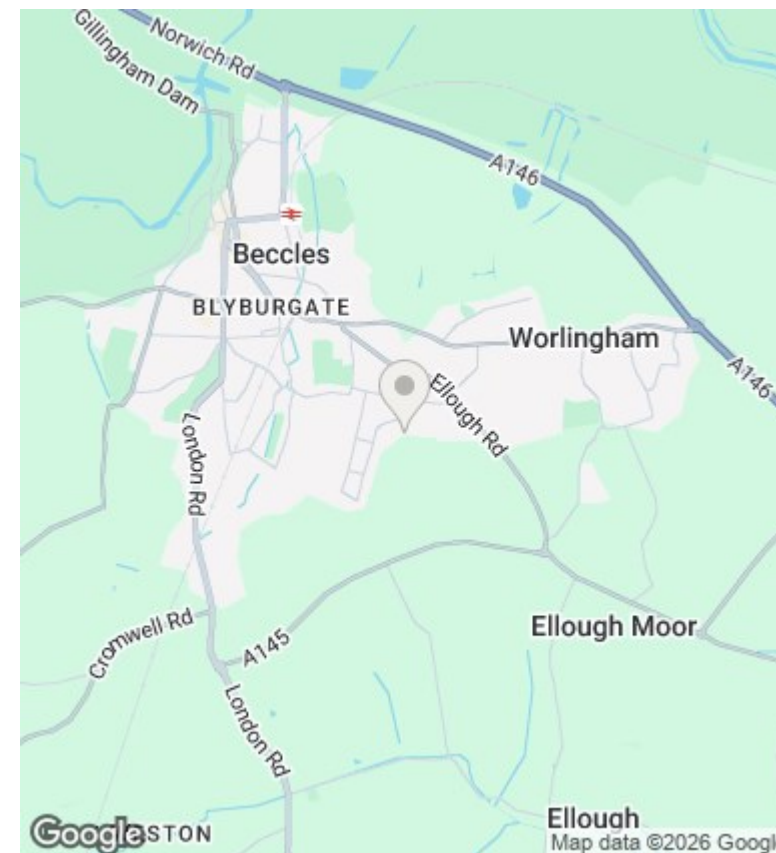




TOTAL FLOOR AREA : 1117 sq.ft. (103.7 sq.m.) approx.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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