



*The Maltings  
Beccles, Suffolk*

*This distinctive property offers generous and well-planned accommodation, perfectly suited as either a permanent residence or an elegant holiday retreat. Finished to a high standard throughout, the interiors have been thoughtfully designed with a modern aesthetic, allowing for immediate occupation without the need for further work.*

*Arranged over two floors, the home features an “upside-down” layout, with the principal living spaces positioned on the first floor to make the most of light and views. Upon entering, a spacious and welcoming hallway provides access to the ground floor accommodation, including a well-appointed master bedroom complete with a contemporary en-suite shower room, a comfortable guest bedroom, a stylish family bathroom, and a separate cloakroom.*

### **Features**

- Two Bedroom Riverside Apartment Over Two Floors
- Sitting Room / Dining Area
- Fitted Kitchen With Integrated Appliances
- Ensuite Shower Room, Separate Bathroom & Cloakroom
- Tower Room With Views of Beccles Quay & The River Waveney
- Access To Communal Gardens
- Private Garage
- 17 ft Mooring

### **The Property:**

The first floor reveals a bright and airy open-plan living area with modern recently installed multi fuel burning stove , seamlessly combining the sitting room, dining space, and kitchen. This impressive space benefits from an abundance of natural light, while character features such as exposed beams and a wood-burning stove create a warm yet modern atmosphere, ideal for both relaxing and entertaining.

The kitchen is fitted with a comprehensive range of wall and base units, along with integrated appliances, offering both practicality and style. Above, a pull-down ladder leads to a versatile tower room, which enjoys elevated views towards the river and quay. This additional space offers excellent potential for use as a home office or occasional bedroom, subject to the necessary building regulations.











### Outside

Externally, the property enjoys access to well-maintained communal gardens, providing attractive outdoor space without the responsibility of upkeep ideal for those seeking a low-maintenance lifestyle. Further benefits include a private garage and a 17ft mooring, enhancing the appeal for those wishing to enjoy the surrounding waterways. Additional parking is available within a communal car park for a nominal daily fee.

The property is offered freehold, with a modest annual contribution towards the upkeep of the communal grounds, making it an appealing and practical choice for buyers seeking both convenience and charm.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: B

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

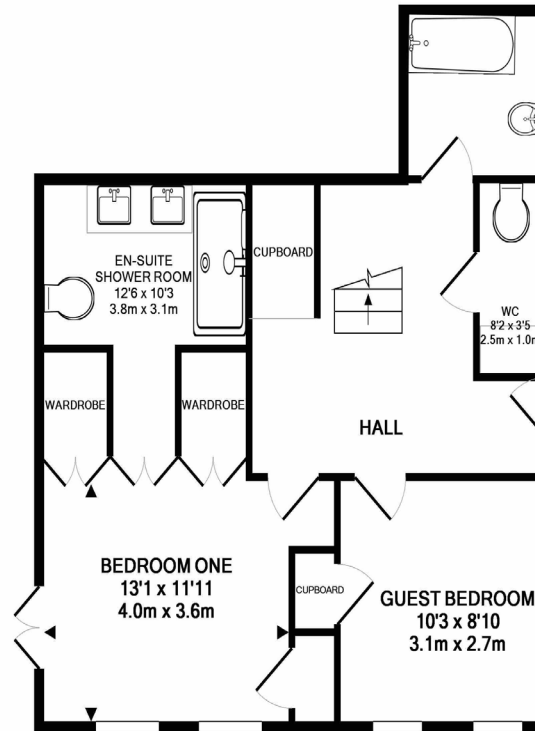
Viewings: By Appointment Only

Post Code: NR34 9BT

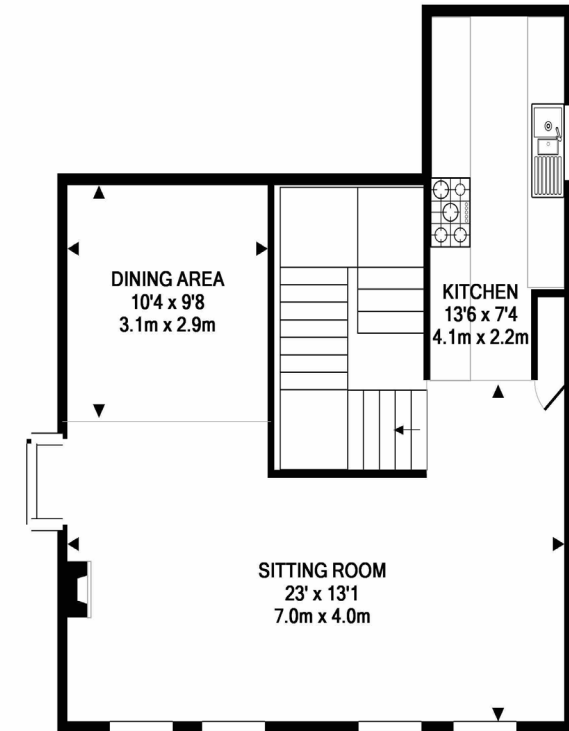
EPC Rating: D

Guide Price : £325,000

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  
APPROX. FLOOR  
AREA 613 SQ.FT.  
(57.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 619 SQ.FT.  
(57.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1232 SQ.FT. (114.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019

**Templewicks Estate Agents**

**01502 716 300**  
**templewicks.co.uk**

