



THE BEECHES, GROVE ROAD,
BECCLES, NR34 9QY



The Beeches combines the elegance and proportions of a handsome Georgian home with the comforts of modern family living. Despite its peaceful, secluded setting, the property is just a short walk from the centre of Beccles and its amenities.

Traditional architectural features and elegant detailing set the tone, with the accommodation thoughtfully arranged to provide a range of comfortable and versatile living spaces.

At the rear, the kitchen and breakfast room forms the heart of the home, with classic cabinetry, generous work surfaces and space for informal dining. A separate utility room provides useful storage and keeps household tasks neatly out of sight.

The orangery is a particularly versatile addition, filled with natural light and opening directly onto the garden. Equally suited to dining, family life or entertaining, it provides a wonderful connection between the house and outside space.

The principal sitting room enjoys garden views and features an attractive fireplace, while a further reception room could be used as a home office, library, reading room or formal lounge.

Four well-proportioned bedrooms are arranged over the upper floors,

with the principal bedroom particularly generous in size. A family bathroom with separate shower enclosure completes the accommodation on the first floor.

The converted attic provides valuable additional living space, currently used as a cinema room/ snug but equally suited to a teenage retreat, hobby room, games room or occasional guest accommodation.

Outside, the mature and private gardens are thoughtfully arranged and easy to maintain. The south-facing front garden provides a peaceful setting, while the rear garden includes patio areas ideal for outdoor dining and summer entertaining. A substantial double garage and driveway parking provide excellent storage and everyday convenience.

Combining period character, flexible accommodation, generous gardens and a highly convenient location, The Beeches is an appealing Georgian family home offering both charm and practicality.



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4



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SERVICES

All mains services are connected.
(Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – G

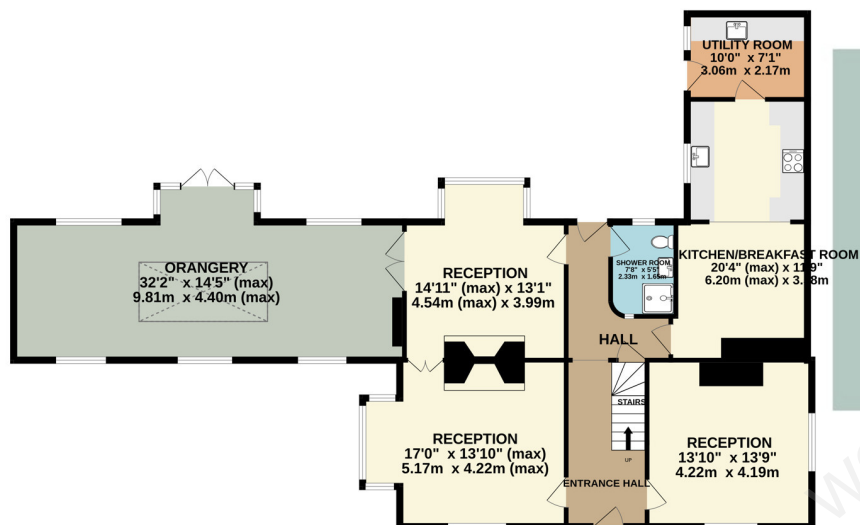




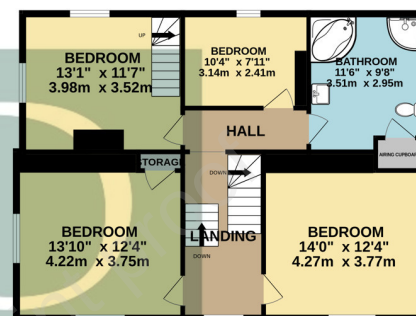
NO ONWARD
CHAIN!



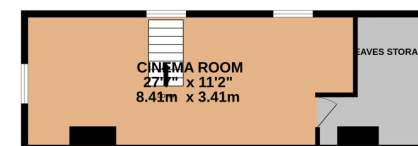
GROUND FLOOR
1428 sq.ft. (132.7 sq.m.) approx.



1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



2ND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 2614 sq.ft. (242.9 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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SINCE 1853

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CONTACT US

Durrants, 10 New Market, Beccles,
Suffolk, NR34 9HA

Tel : **01502 712122**

Email : **beccles@durrants.com**

