



*Eileen Crisp Court,
Beccles, Suffolk*

A modern end-terrace town house, situated within an award-winning small development just a short stroll from the centre of Beccles. The accommodation is arranged over three floors and is well presented throughout. A part-glazed door leads into the entrance hall, which provides access to the kitchen, cloakroom, and the sitting room at the rear, which in turn opens onto the garden.

Property Features:

- Three Bedrooms
- Modern Detached Town House
- Over Three Floors Feature
- Entrance Hall
- Sitting Room
- Modern Fitted Kitchen
- Cloak Room / Family Bathroom
- Master Bedroom With Ensuite Shower Room
- Enclosed Rear Garden
- Driveway Providing Off Road Parking



The Property:

The kitchen is fitted with a range of wall and base units, incorporating a stainless steel one-and-a-half bowl sink and drainer, integrated oven and hob with extractor over, and space and plumbing for a washing machine, as well as space for an upright fridge/freezer. Additional features include a wall-mounted gas boiler, radiator, and vinyl flooring.

The sitting room benefits from a uPVC double-glazed sash-style window and a part-glazed door providing access to the rear garden, creating a bright and welcoming living space.

On the first floor, there are two bedrooms and a family bathroom. Bedroom two is a generous double overlooking the rear, while bedroom three is ideal as a single bedroom, nursery, or home office. The family bathroom comprises a three-piece suite including a low-level WC, pedestal wash hand basin, and a bath with shower attachment and folding screen, along with vinyl flooring and an extractor fan.

The second floor is dedicated to the master bedroom, which is a spacious double room with a uPVC double-glazed sash-style window. It also benefits from an en-suite shower room fitted with a low-level WC, pedestal wash hand basin, and a fully tiled shower cubicle, along with a radiator, vinyl flooring, and extractor fan.







Outside

Externally, to the rear of the property, there is a fully enclosed garden, mainly laid to lawn with a paved pathway, rear access gate, and a timber shed. To the front, there is a block-paved driveway providing off-road parking.

Location

The bustling Market Town of Beccles, also known as the 'Gateway to the broads' benefits from having its own Train Station (East Suffolk Line) with links to Ipswich and onto London Liverpool Street, and more local locations such as Brampton and Oulton Broad. Beccles has a bus station located centrally with regular services to the City of Norwich, the seaside towns of Great Yarmouth and Gorleston, as well as Lowestoft, Pakefield and many other villages in between. Beccles also has easy access to local independent shops, restaurants and public houses. countryside walks.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: C

Services: Mains gas for hot water and central heating, electricity and water connected mains sewer.

Viewings: By Appointment Only

Post Code: NR34 9TD

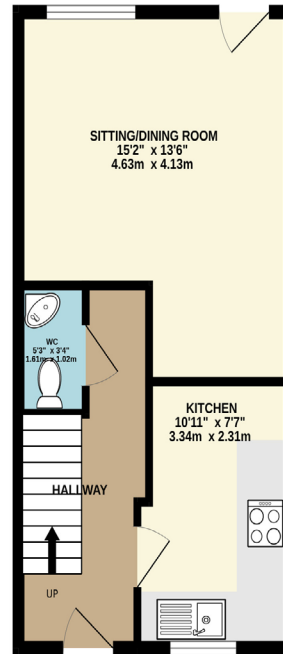
EPC Rating: C

Guide Price : £245,000

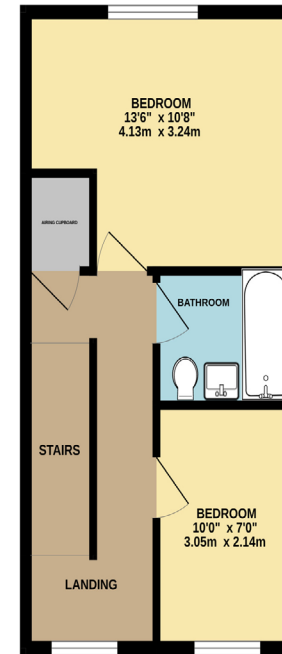
Tenure: Freehold

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.

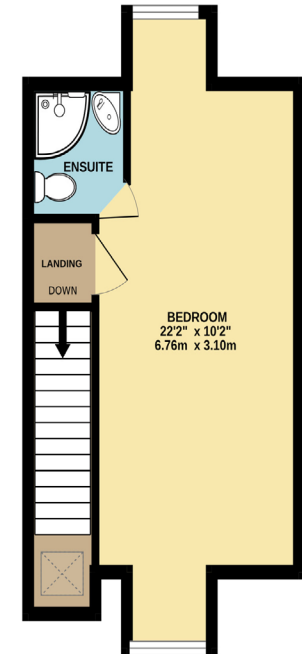
GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



2ND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (94.0 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.

Made with Metropix ©2026

Templewicks Estate Agents

01502 716 300
templewicks.co.uk

