



London Road, Beccles - NR34 9YT

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



London Road

Beccles, Beccles

This EXTENDED END OF TERRACE FAMILY HOME offers exceptional living space, boasting OVER 1780 SQFT INTERNALLY (stms) set over three floors, perfectly suited for modern family life. Upon entering, you are greeted by a welcoming KITCHEN/DINER providing a bright and airy family friendly space which seamlessly flow into TWO IMPRESSIVE RECEPTION ROOMS, including a SPACIOUS LOUNGE and a VERSATILE SITTING ROOM both with fireplaces. The kitchen/diner is well-appointed with CONTEMPORARY FITTINGS and generous workspace, while the adjoining UTILITY SPACE provides practical convenience for laundry and storage needs. Also on the ground floor there is an extended and very flexible possible ANNEXE BEDROOMS with SHOWER ROOM adjacent. This room overlooks the garden and would also make an excellent office space. Upstairs, FOUR AMPLE BEDROOMS set over the TWO FLOORS offer comfortable accommodation for a large family as well as the family bathroom. The property benefits from OFF ROAD PARKING FOR MULTIPLE VEHICLES (a rare advantage in this sought-after location), and is situated within



HALF A MILE OF THE TOWN CENTRE, providing easy access to local amenities, schools, and transport links. Externally there is also a very generous and PRIVATE REAR GARDEN providing the ideal space for outside entertaining and play. This home is beautifully presented throughout and blends original character alongside modern convenience with a versatile layout that adapts to your family's needs, ensuring both comfort and style in every room.

Council Tax band: C

Tenure: Freehold

- Extended End Of Terrace Family Home
- Over 1780 SQFT Internally (stms)
- Three Impressive Reception Rooms Including a Kitchen/Diner
- Four Ample Bedrooms & Possible Annexe Space
- Two Bathrooms & Utility Space
- Off Road Parking For Multiple Vehicles
- Private & Well Kept Rear Gardens
- Well Located Within Half A Mile Of Town Centre

Located in the heart of Beccles, the property enjoys a residential position within walking distance to local amenities. The busy market town offers many shops, opticians, restaurants, schools, pubs and supermarkets.



A market selling fresh produce is held every Friday in the town, where there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by. There is also a very useful train station within easy walking distance offering connections to London.

SETTING THE SCENE

Approached via the London Road there is hard standing driveway parking to the front and side suitable for multiple vehicles off road. A gate leads to the rear garden as well as two entrance doors, one into the kitchen/diner and another into the entrance hall.

THE GRAND TOUR

Entering the house via the main entrance door into the kitchen/diner you will find a light filled room with double doors ahead into the generous garden. The dining area provides a flexible space for both sitting and dining depending on preference. Open plan to the kitchen there is a modern kitchen with large breakfast bar and plenty of wall and base level units as well as wood effect worktops over. Within the kitchen is a woodburner, double range style oven, wine fridge as well as space for dishwasher and fridge/freezer. A door leads through to the useful utility space with room for white goods and a second sink. A door beyond leads to the ground floor W/C and shower room which in turn links to the annexe space. The annexe has been recently build to provide flexible extra accommodation with a small kitchenette area with storage and a bright main room with vaulted ceiling, bi-folding doors onto the garden and space for either a sofa bed or office desk. Beyond the kitchen in the other direction you will find the first of the main reception rooms with an open fireplace. Beyond is a small entrance hallway with stairs ahead to the first floor landing and another entrance door to the driveway. The second reception room is next providing a stylish retreat with exposed brick fireplace and a dual aspect. Heading up to the first floor landing you will find three ample bedrooms and a family bathroom with stairs leading up to the top floor.

On the first floor two large bedrooms can be found with one smaller double to the rear. The largest bedroom to the front offers a walk in wardrobe as well as a bright dual aspect. The family bathroom offers a w/c, hand wash basin and bath with rainfall shower over. The top floor provides the fourth bedroom with far reaching views over the town beyond.

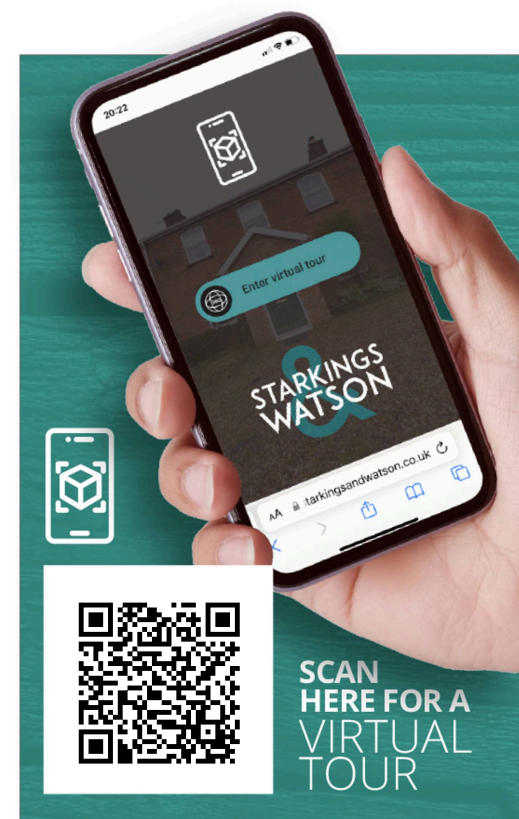
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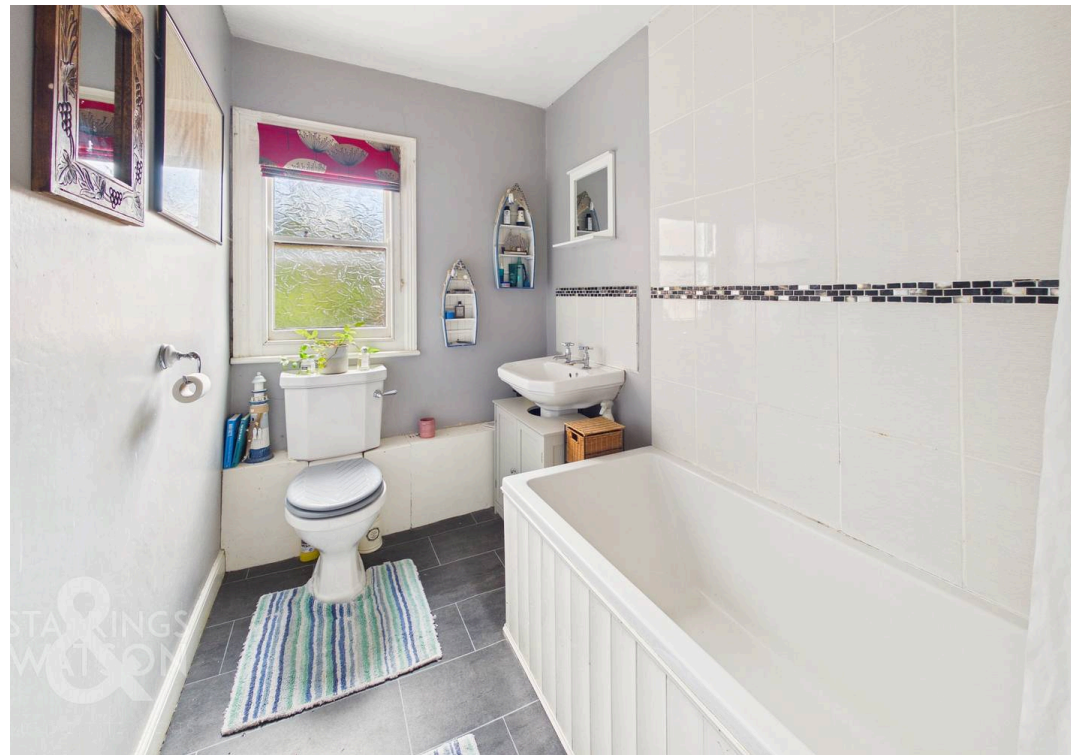
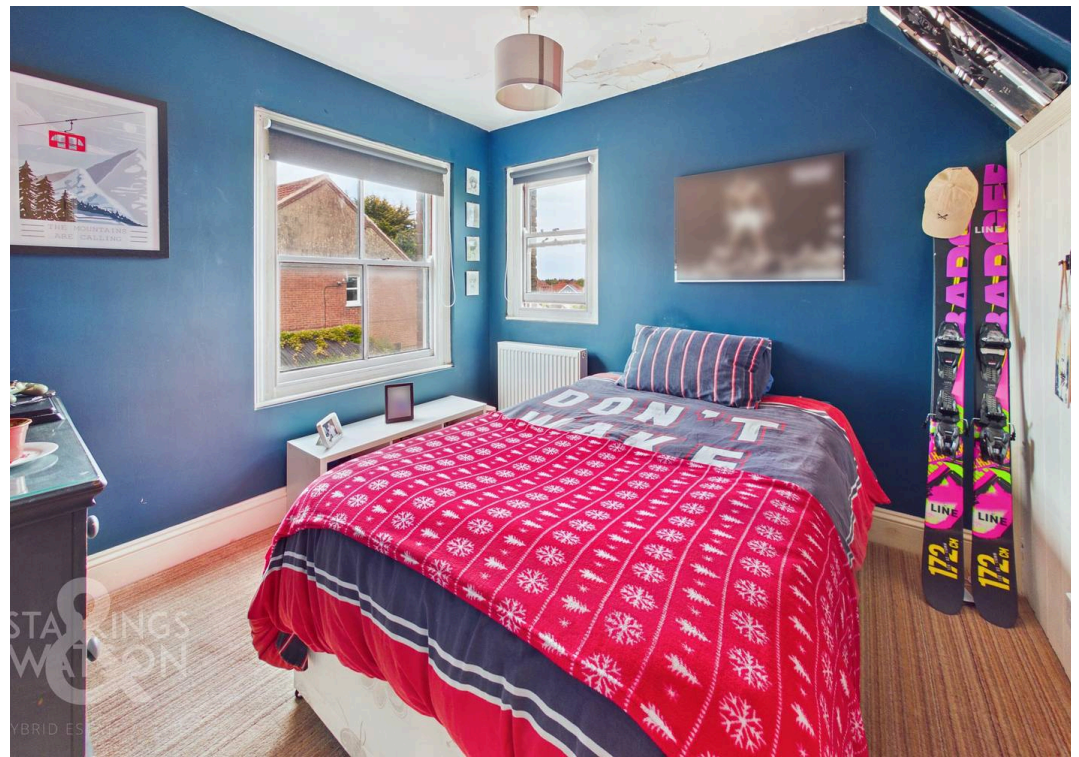
Postcode : NR34 9YT

What3Words : ///overdrive.stir.outline

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



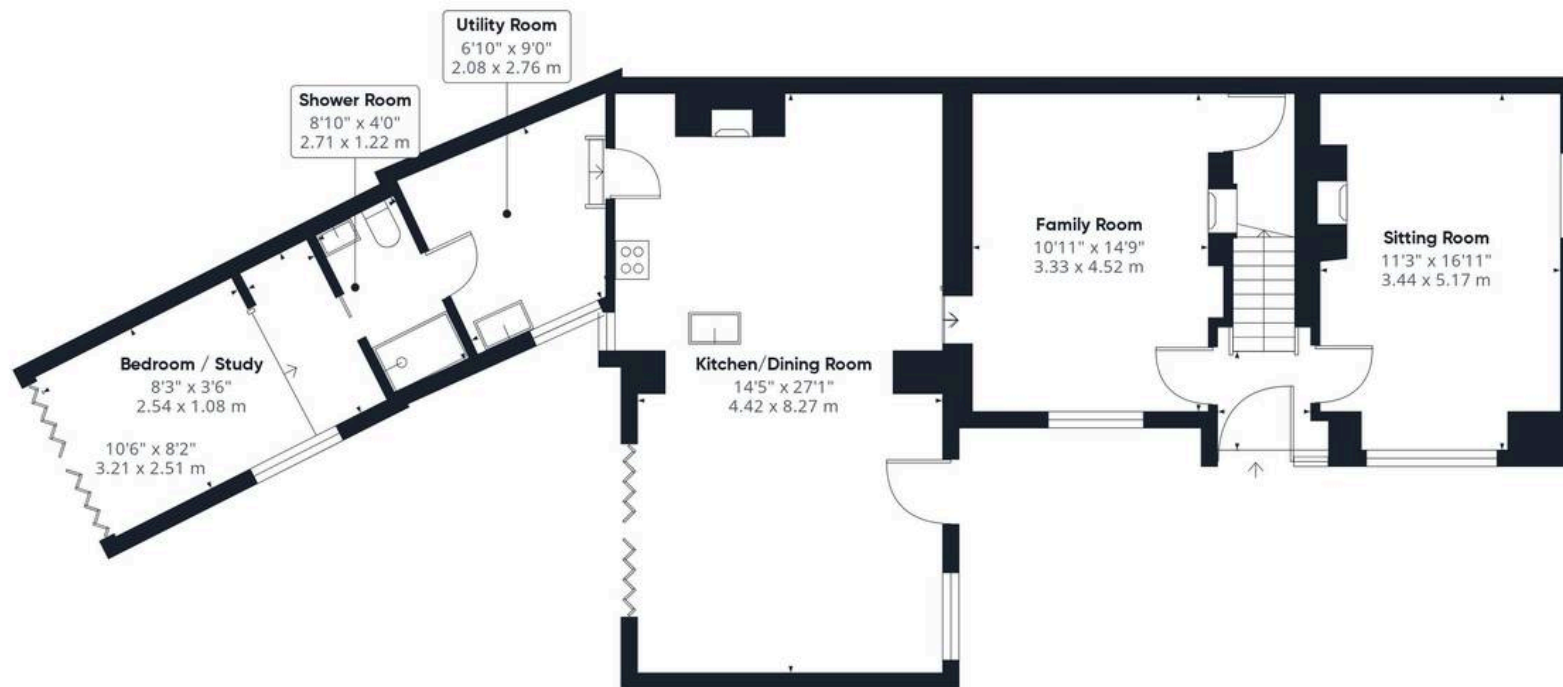




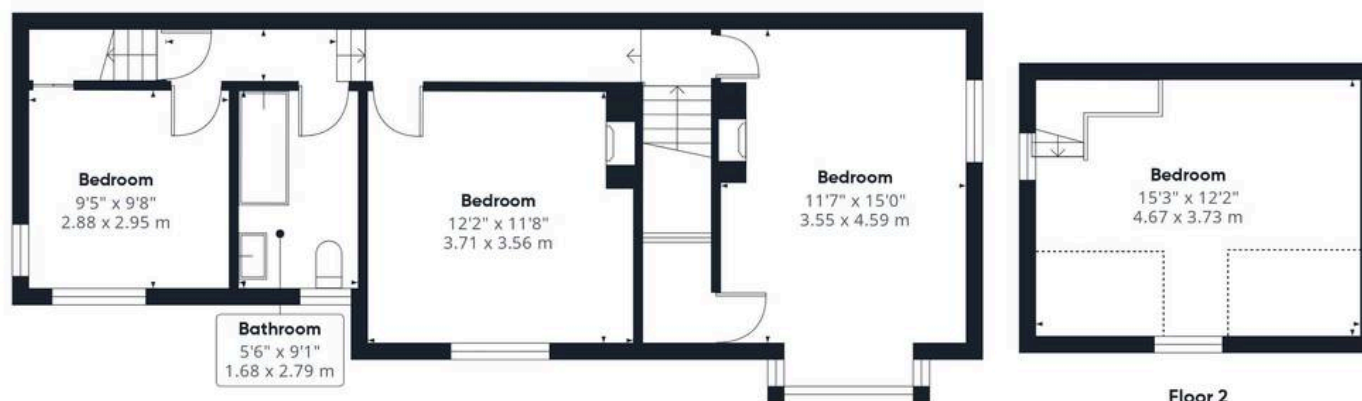
THE GREAT OUTDOORS

The private rear gardens offer generous space ideal for outside dining and family play. There is a raised patio area as well as impressive lawns. The garden spans around the corner with a timber shed and mature trees and hedging. The garden is fully enclosed with timber fencing.





Ground Floor



Floor 1

Floor 2



Approximate total area⁽¹⁾

1780 ft²
165.4 m²

Reduced headroom

48 ft²
4.4 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.

GIRAFFE360



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