



MULBERRY HOUSE, GROVE ROAD
BECCLES NR34 9QY



This lovely three-bedroom individual detached home was constructed in 2010, and occupies a highly sought-after and rarely available position, just a quarter of a mile's walk from the centre of the popular market town of Beccles.

The spacious accommodation includes a welcoming sitting room, a modern kitchen/dining room, study, entrance hall, wc/cloakroom, boiler room with storage space for coats, utility room, inner hallway, first-floor landing, principal bedroom with en-suite shower room, two further bedrooms, and a family bathroom. The property also benefits from a garage and additional private parking, accessed via a private lane. Outside, the attractive west-facing rear garden provides an ideal space for relaxing and entertaining. It is home to a beautiful mature mulberry tree, which is protected by a Tree Preservation Order (TPO), ensuring its long-term preservation. There are also three sheds and out of site refuse bin store. Further features include gas-fired central heating and double-glazed windows throughout. The sale includes all fitted carpets and curtains, a washing machine, built-in fridge freezer, integrated dishwasher, and Rangemaster cooker. The current owners have also recently installed a built-in wardrobe in the principal bedroom. Beccles is a thriving market town

offering an excellent range of independent shops, cafés, restaurants, pubs, supermarkets, and well-regarded schools. A traditional Friday market provides fresh local produce, while regular bus services connect the town with Lowestoft, Norwich, and surrounding villages.

Situated on the banks of the River Waveney, Beccles is a gateway to the Norfolk Broads, making it ideal for boating and outdoor enthusiasts. The railway station offers direct connections to London Liverpool Street via Ipswich, and the stunning Suffolk coast, including the popular beaches of Southwold and Walberswick, is within easy driving distance.

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.

LOCAL AUTHORITY

East Suffolk. Tax Band – D



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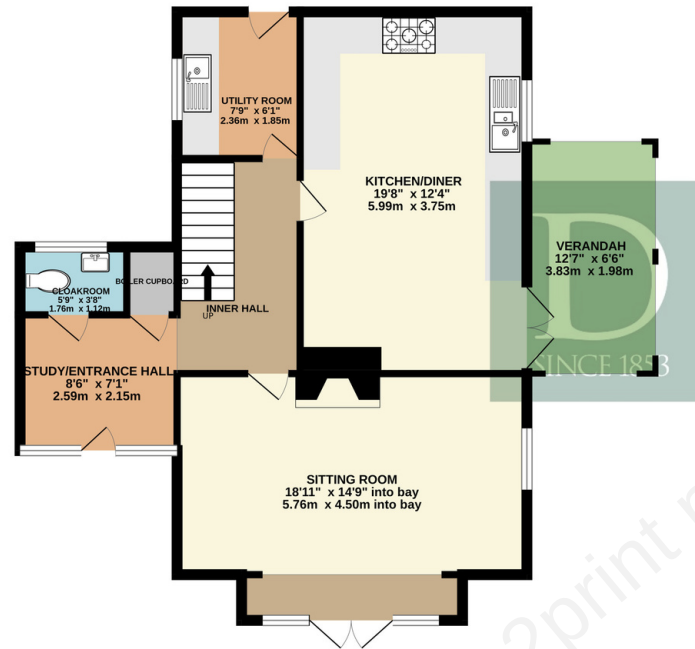




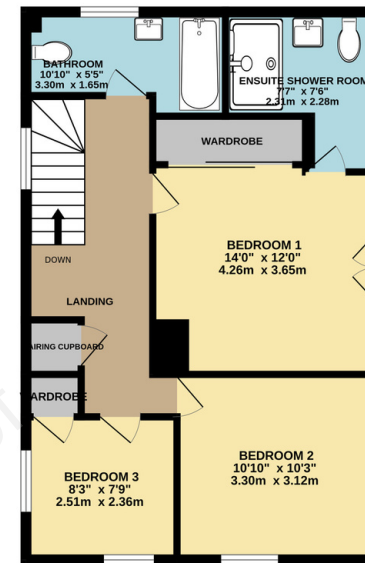
BUILT ON
TRADITIONAL
LINES WITH HIGH
CEILINGS, COVING
AND DEEP
SKIRTING BOARD

FLOOR PLAN

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.4 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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