



Northbury
Fredericks Road | Beccles | Suffolk | NR34 9UL

 FINE & COUNTRY

A MAGNIFICENT MODERNISATION



“A handsome 1930s home that’s been beautifully modernised and extended to offer light-filled, flexible accommodation. With a good size garden and a peaceful position, it’s hard to believe you’re in the town centre. You have all the advantages of the amenities here, from schools to shops, the river to the lido, plus country walks close by.”



KEY FEATURES

- A Beautifully Modernised and Thoughtfully Extended 1930s Family Home in a Prestigious Position within a Conservation Area, Walking Distance of the Town Centre
- Spacious and Versatile Accommodation arranged over Three Floors
- Stunning Open-Plan Kitchen/Dining Space with Bi-Fold Doors to the Garden
- Impressive Orangery-Style Family Room ideal for Entertaining
- Four Generous Double Bedrooms, including a Superb Top-Floor Suite
- Stylish Family Bathrooms featuring Elegant Roll-Top Baths
- Sunny, Secluded Rear Garden with Multiple Seating and Entertaining Areas
- Character Features blended seamlessly with Contemporary Finishes Throughout
- Ideally placed for Schools, Shops, Riverside Walks, The Lido and Train Station
- The Accommodation extends to 2,269sq.ft
- Energy Rating: E

A superb family home with accommodation over three floors, this is deceptively spacious and an absolute delight. It perfectly balances open plan family areas with quiet, more intimate spaces, and rises to every occasion with ease. The garden is sunny and secluded, the location ideal, in a prestigious position in a conservation area, and the home itself has been finished with flair and style.

For The Long-Term

The property was built in the 1930s and has only ever had a few owners over almost a century. The current owner came here in 1995 looking for a home for his growing family. In their time here, the family have gone from one to three children, all of whom have grown up here and have now flown the nest, leaving the house ready for another family to enjoy. Over the years, the owner has extended and improved the property. It's perfect for today's busy lifestyles and has everything you need for entertaining, but it also nods to the original character of the older parts. It's a joy to spend time here and the family have made so many memories, celebrating birthdays, Christmases and so much more during their 30+ years here.





KEY FEATURES

Family Friendly

From the road, you notice the handsome bay fronted home with its smart driveway and wisteria growing around the porch. Step inside and you come into a beautifully tiled hallway offering access to all the main rooms. There's a lovely original reception room at the front, complete with wooden floor, fireplace with inset log burner, and that beautiful bay window allowing light to flood the room. Beyond this are two further rooms, one an open plan kitchen with a dining area and bifold doors to the garden. This is a lovely 'heart of the home' kitchen in a classic and elegant style that suits the house. The other room is a large orangery which is most impressive and works brilliantly as a family room. Again, there are bifold doors to the garden, so the flow between the inside and outside space is effortless. You have room for both seating and formal dining in here, so you can set the rooms up in the way that works best for you, and the house can comfortably adapt to your changing needs as your family grows up. Another lovely thing about this house is that all four of the bedrooms are doubles and all are lovely and light. There are three bedrooms on the first floor, sharing a stylish family bathroom with walk-in shower and roll top bath. On the top floor, you'll find another bedroom with a view to the church, a separate seating area, plus a bathroom with another roll top bath. This is a fabulous master suite or would be great for a teenager wanting their own space.

More To Explore

Outside there's a raised decked terrace for al-fresco dining and evening drinks, along with a further seating area designed to get the best of the sunshine. This is a conservation area and surprisingly quiet, and you're not overlooked at all, so it's a lovely useable garden and very safe for kids or pets. It's hard to believe you're in the town centre! Head out from home and you can benefit from all the delights of Beccles, with everything you need day to day, including shops and schools, as well as all the extras, such as the river, the lido, theatre, library and more. It's a great place for kids because they can enjoy independence as they grow – and parents don't need to spend their days providing a taxi service! Beccles also benefits from a train station, offering onward travel to Lowestoft in one direction and Ipswich in the other.

























INFORMATION



On The Doorstep

Beccles is a delightful market town in the county of Suffolk. It offers a variety of local facilities including cafés, public houses, restaurants, independent boutiques and large chain supermarkets as well as a local theatre and other cultural and leisure amenities. It also benefits from several schools covering all age groups from Primary to High School age. The town sits on the edge of the Norfolk Broads National Park, alongside the stunning River Waveney.

How Far Is It To?

Beccles is 11 miles to the north of Halesworth. The beautiful cathedral city of Norwich lies 18 miles to the north west, with the coast 10 miles to the east. You are also a short drive to the popular seaside town of Southwold which lies 13 miles to the south east. Beccles is on the mainline rail link to Ipswich and on to London Liverpool Street. Local bus services run to Norwich, Halesworth and other destinations.

Directions - Please Scan QR Code Below

When leaving Beccles town centre, from New Market, turn left onto Ballygate and continue to the end of the road. Turn Left onto St Marys Road and at the traffic lights turn right on to London Road. Shortly after turning onto London Road the Driveway can be seen on the right, turn onto the drive and the property will be the 4th property on the left.

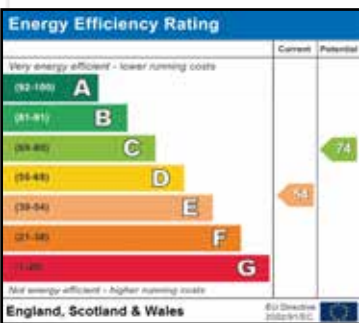
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [trappings.pound.backward](#)

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
East Suffolk Council - Council Tax Band E
Freehold





Approximate total area^m
 2269 ft²
 210.7 m²

Balconies and terraces
 172 ft²
 16 m²

Reduced headroom
 73 ft²
 6.8 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.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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