



41 Coney Hill, Beccles

Beccles



Minors & Brady

# 41 Coney Hill

Beccles, Beccles

Fully refurbished in 2024, we are pleased to offer three-bedroom detached home on Coney Hill, Beccles, is presented in immaculate, move-in condition. Featuring a light-filled living room and a modern kitchen/diner with sliding doors to a generous rear garden, it's perfect for family life and entertaining. Upstairs offers three double bedrooms and sleek bathroom and en-suite facilities. The property benefits from extensive off-road parking and a fully enclosed garden with potential for a home office, studio, or landscaped seating. Situated in a quiet, sought-after location, the home combines spacious living areas with easy access to Beccles' shops, riverside, schools, and excellent transport links.

- Fully refurbished three-bedroom detached home on a generous plot
- Move-in ready with high-quality finishes throughout
- Spacious, light-filled living room ideal for family life
- Modern kitchen/diner with contemporary cabinetry and space for a family table
- Seamless indoor-outdoor living with sliding doors opening to the rear garden
- Three generous double bedrooms, freshly finished and ready to furnish
- Sleek family bathroom and en-suite with modern fittings
- Extensive off-road parking to front and side for multiple vehicles
- Large, fully enclosed rear garden with potential for landscaping, home office, or studio
- Sought-after Coney Hill location in Beccles, close to amenities, riverside walks, and excellent transport links



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Beccles, Beccles

## Location

Beccles is a historic market town in North Suffolk, positioned on the banks of the River Waveney at the southern edge of The Broads National Park.

Known for its quaint winding streets, independent shops, and weekly markets, the town combines traditional charm with modern amenities and a lively community atmosphere.

The riverside quay area is a focal point for leisure and social life, with cafés, pubs and moorings, while outdoor attractions such as the Beccles Lido, riverside walks, and nearby nature reserves appeal to families and outdoor enthusiasts alike. Architectural interest and local heritage are highlighted by landmarks like St Michael's Church and its iconic bell tower, offering panoramic views of the Waveney Valley.

Beccles is well-connected by road and rail, providing easy access to Norwich, Lowestoft and Ipswich, and combining riverside living with convenient links to larger towns and coastal attractions.

## Coney Hill

Set on a generous plot on Coney Hill, this beautifully refurbished three-bedroom detached home has been fully modernised from top to bottom and is offered in immaculate, move-in condition.

Every aspect of the property has been carefully considered to create a bright, stylish, and practical family home, with high-quality fixtures and finishes throughout. The property opens into an inviting hallway that leads to a spacious, light-filled living room, ideal for relaxing and spending time with family. At the rear, the newly fitted kitchen/diner serves as the heart of the home, featuring contemporary cabinetry, ample worktop space, and room for a family table, with sliding doors providing a seamless connection to the garden, perfect for entertaining or enjoying outdoor living.

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Beccles, Beccles

Upstairs, all three bedrooms are generous doubles, freshly finished and ready to furnish, while the modern family bathroom and en-suite facilities offer sleek fittings and a high-quality finish in keeping with the rest of the renovation. One of the standout features is the size of the plot, offering extensive off-road parking to the front and side, ideal for multiple vehicles, and a large, fully enclosed rear garden providing plenty of space for children to play, pets to roam, and gardeners to enjoy, with the potential to add a home office, studio, or landscaped seating areas.

Situated in a quiet, sought-after location, this property combines generous internal living space, a sociable kitchen/dining area, three double bedrooms, and substantial outdoor space to deliver a rare turn-key family home that is ready to enjoy from day one.

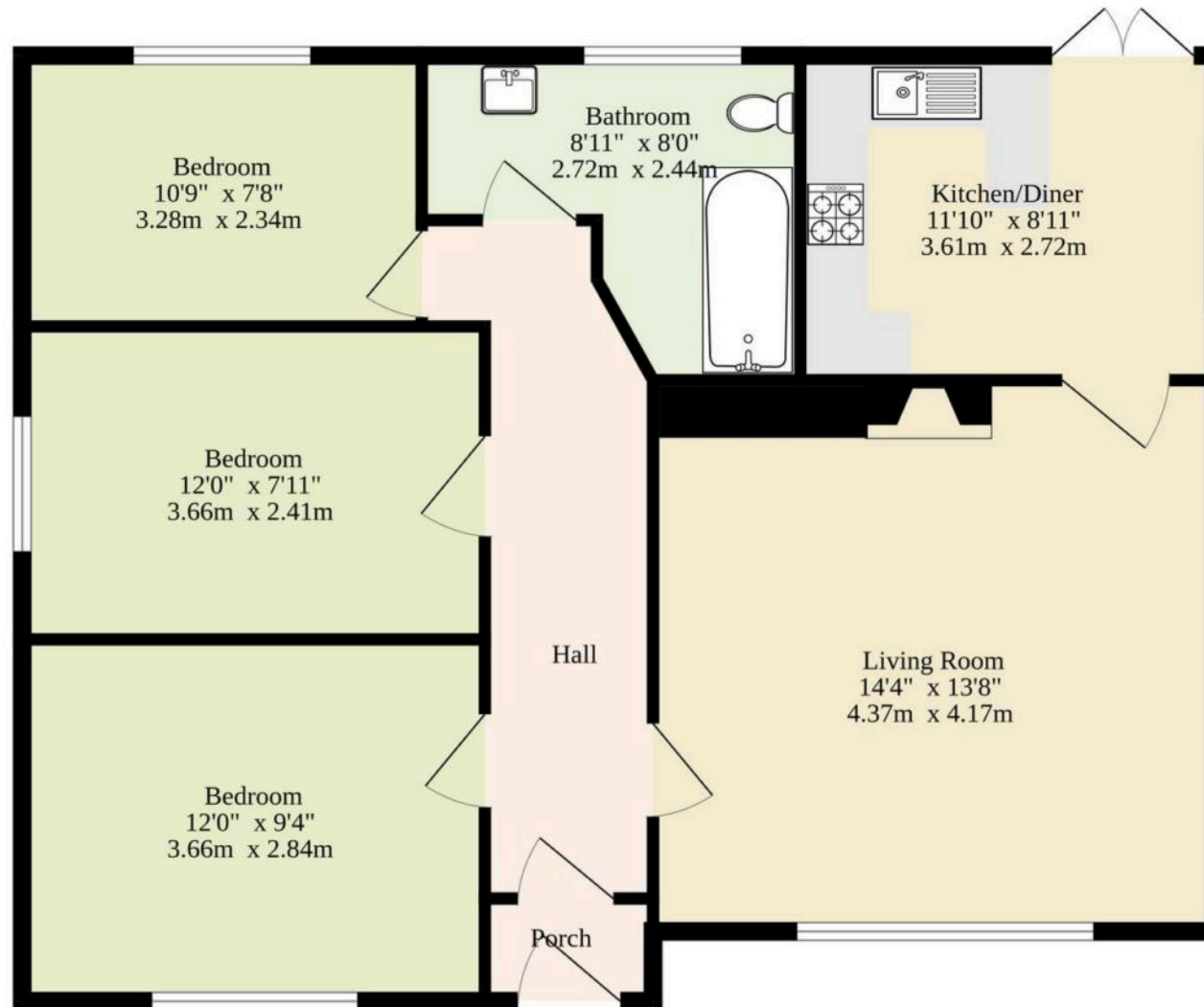
## Agents Note

We understand the property will be sold freehold, connected to all mains services with a newly installed boiler and radiators (2024).



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**Ground Floor**  
**728 sq.ft. (67.6 sq.m.) approx.**



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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