

£300,000  
Guide Price



## The Street

Beccles, NR34 7PN

- Three-bedroom character cottage
- Sought-after North Cove location
- Beautifully presented throughout
- Open-plan sitting and dining room
- Charming exposed wood beam details
- Modern fitted kitchen
- Separate utility room
- First floor bathroom
- Stunning wraparound gardens
- Summer house and two sheds





### Location

North Cove is a highly desirable village on the outskirts of Beccles, offering a peaceful and scenic setting while remaining within easy reach of town amenities. The area is renowned for its charming rural character, tree-lined streets, and proximity to the River Waveney, making it ideal for riverside walks, boating, and outdoor recreation. Residents benefit from convenient access to local shops, schools, and transport links, while the vibrant town centre of Beccles is just a short drive away. North Cove combines village tranquility with easy connectivity, making it a sought-after location for families, professionals, and retirees alike.



### Utility room

2.86m x 1.78m

Entrance door to the side aspect, UPVC double glazed window to the rear, vinyl flooring throughout, units above and below, composite sink with drainer, cupboard housing gas boiler, spaces for a washing machine and tumble dryer, a storage cupboard, a radiator and an opening into the kitchen.

### Kitchen

4.59m x 2.86m max

X2 UPVC double glazed windows to the side aspects, tiled flooring throughout, units above and below, inset sink with hot and cold taps, integrated oven, hob, extractor fan, dishwasher, fridge/ freezer, a radiator, original wood beam details and a door opening to the dining room.



### Sitting room/ Dining room

6.67m max x 4.08m max

UPVC double glazed French doors opening to the rear garden, UPVC double glazed window to the front aspect, laminate flooring throughout, X2 radiators, original wood beaming details, a brick built cast iron wood burner, stairs leading to the first floor landing and a door opening to bedroom 3/ study.

### Bedroom 3/ Study

2.75m x 2.03m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

### Stairs leading to the first floor landing

Carpet flooring throughout, loft hatch, a radiator and doors opening to the bathroom and bedrooms 1-2.

### Bedroom 1

3.71m x 3.39m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a storage cupboard.





### Bedroom 2

3.13m x 2.87m

UPVC double glazed window to the rear aspect and carpet flooring throughout.

### Bathroom

2.88m x 1.99m

UPVC double glazed obscure window to the rear aspect, laminate flooring throughout, part tiled walls, vanity unit with inset sink, toilet, large bath with overhead shower and attachment and an airing cupboard.

### Outside

To the front, the property is approached via gated access, opening onto a front south-facing garden featuring a variety of established plants, trees, and shrubs. The space is fully enclosed with fencing, offering privacy, while the garden itself sweeps attractively from the front, along the side, and through to the rear. A pathway provides convenient access to both the side and rear of the property.



To the rear, the garden continues to impress with a thoughtfully arranged outdoor space. There are stone-detailed areas alongside well-stocked flower beds and raised planting sections, creating a colourful and inviting setting. The garden benefits from two patio areas ideal for outdoor dining and entertaining, as well as a laid lawn bordered by mature trees.



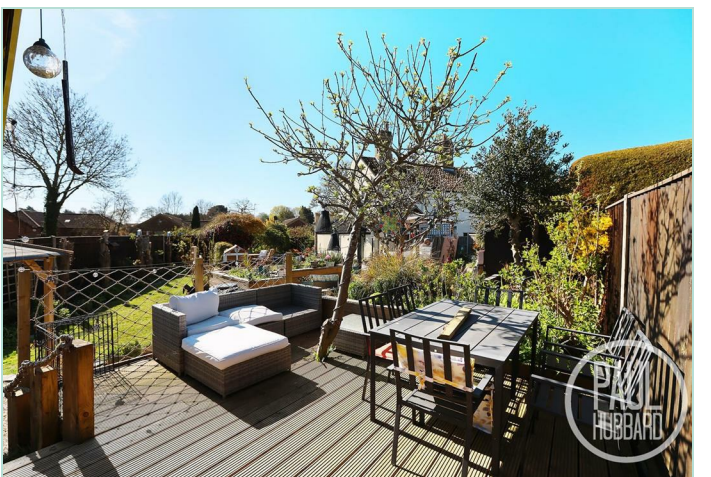
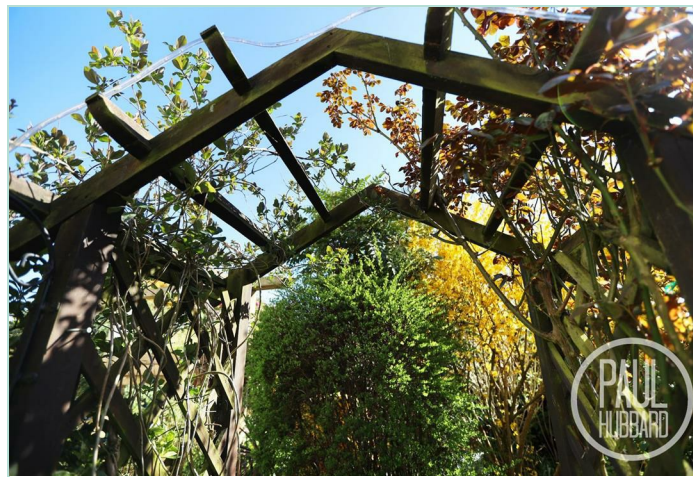
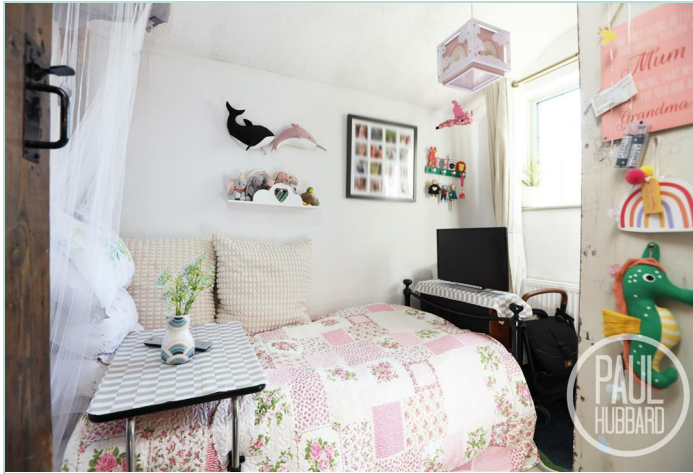
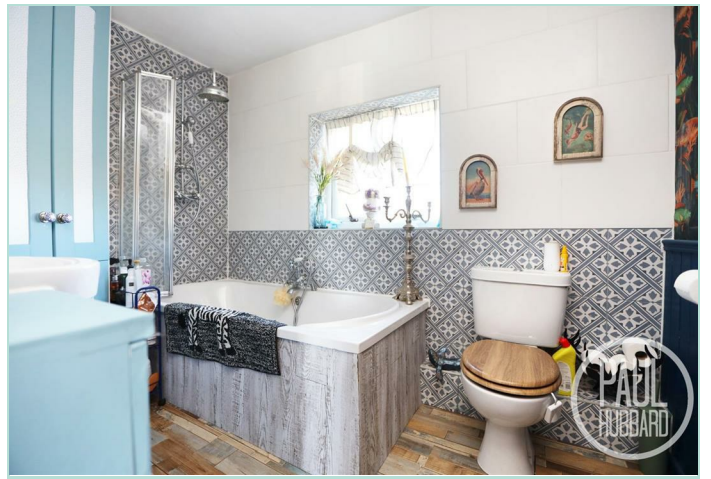
Additionally, the property benefits from unrestricted on-road parking to the front, along with potential to create a driveway up to the property, with legal access granted via the side. Additional features include a summer house, a pergola, two sheds, and a raised decking area incorporating one of the summer houses, offering versatile spaces for relaxation or hobbies.

### Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.



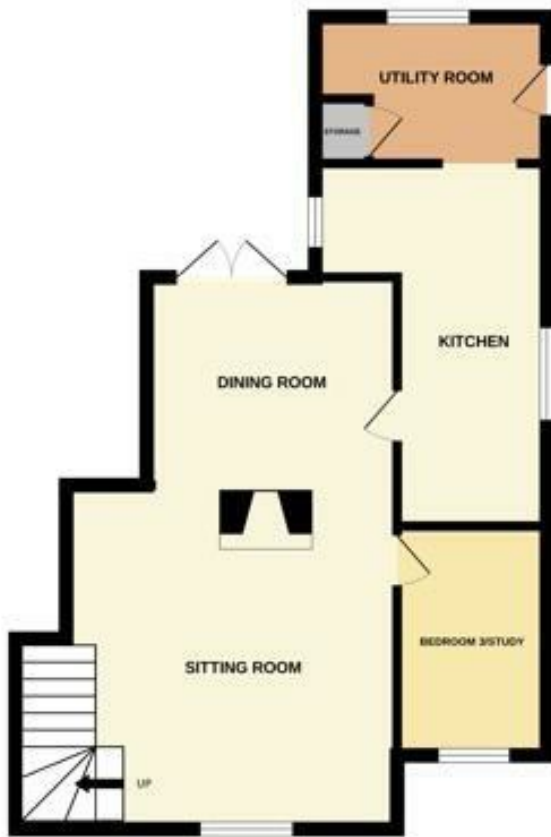




Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating:  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
 485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
 373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 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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