



Victoria House
22 Station Road | Beccles | Suffolk | NR34 9QJ

 FINE & COUNTRY

VICTORIAN ELEGANCE



Occupying a prominent position along one of Beccles' most established and sought-after residential roads, this elegant Victorian residence perfectly combines period grandeur with modern practicality.

Offering private gardens, garaging and off-road parking, it presents a rare opportunity to acquire a substantial character home within easy walking distance of the town centre, railway station and riverside. Having been sympathetically improved by the current owners, including the installation of a newly fitted gas central heating system and a programme of restoration works, this distinguished home retains its original character whilst offering a wonderful opportunity for a new owner to make it their own.



KEY FEATURES

- An Elegant Victorian Town House in a Sought-After Central Location in the Market Town of Beccles
- Three Generous Double Bedrooms & Three Bath/Shower Rooms
- Principal Bedroom Suite with Dressing Area and En-Suite Bathroom
- Beautiful Period Features including Sash Windows, Fireplaces and Original Joinery
- Kitchen with Separate Utility Room and a Cellar
- Spacious Reception Rooms with High Ceilings & Excellent Natural Light
- Large Conservatory overlooking the Garden
- Newly Installed Gas Central Heating System
- Private Enclosed Rear Garden
- Small Garage and Off-Road Parking for One Vehicle
- The Accommodation extends to 1,859sq.ft
- Energy Rating: F

From the moment you step through the front door, the home's Victorian heritage is immediately apparent. Original timber flooring, elegant archways, decorative cornicing and high ceilings create a sense of character and permanence that is increasingly difficult to find. The welcoming entrance hall forms the spine of the house and provides access to the principal reception spaces, all of which enjoy the generous proportions synonymous with homes of this era.

Large sash windows flood the accommodation with natural light, whilst many original features have been carefully retained and restored. The current owners have invested significantly in preserving the character and integrity of the home, undertaking extensive works including the installation of new gas central heating, window restoration, roof improvements, structural brick arch repairs, electrical certification and the refurbishment of many original features.

Flexible Living Spaces

The ground floor has been thoughtfully arranged to provide a variety of living and entertaining areas. Whether hosting family gatherings, enjoying quiet evenings at home or accommodating guests, the layout offers considerable flexibility.

The sitting room is a beautifully proportioned space where restored timber flooring, ornate cornicing and a handsome fireplace combine to create a refined setting for relaxation. Beyond, the dining room provides an excellent environment for formal entertaining and family occasions.





KEY FEATURES

The kitchen centres around a recently serviced and certified Aga and has benefitted from improvements including new worktops, a new sink and redecoration. Beyond, the conservatory acts as a wonderful garden room, enjoying attractive views over the rear garden and creating a seamless connection between the home and its outdoor surroundings. A useful utility room and ground floor shower room further enhance practicality for modern family life.

Space To Unwind

The first floor continues the theme of generous proportions. The principal bedroom is particularly impressive, offering the feel of a private suite with its adjoining dressing area and substantial en-suite bathroom. The remaining bedrooms are all comfortable doubles, benefitting from the same high ceilings and large windows found throughout the property.

A spacious family bathroom serves the additional bedrooms and, together with the en-suite and ground floor shower room, ensures excellent provision for busy households. Throughout the home, the blend of character features and practical accommodation creates a comfortable and inviting environment suited to both everyday living and special occasions.

Garden & Garaging

Outside, the enclosed rear garden offers a peaceful and private setting in which to relax and entertain. Mature planting, lawned areas and established borders provide colour and interest throughout the seasons, whilst the attractive brick walls create a surprising sense of seclusion considering the property's central location.

One of the property's greatest advantages is the inclusion of a substantial garage and off-road parking, a highly sought-after feature within this part of Beccles. The combination of parking, garden and town centre convenience is rarely found in homes of this style.





















INFORMATION



On The Doorstep

Living here places the very best of Beccles within easy reach. The thriving town centre offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, all centred around the historic market square. The picturesque River Waveney provides beautiful riverside walks, boating opportunities and a wonderful setting for leisure and recreation. Families are well served by a range of respected schools, whilst sports clubs, fitness facilities and community groups contribute to the town's strong sense of community. Beccles Lido, Beccles Quay and the surrounding Broads National Park are all close at hand, whilst the Suffolk Heritage Coast provides access to destinations such as Southwold, Walberswick and Dunwich for memorable days by the sea. For commuters, Beccles railway station is within easy walking distance and offers connections to Ipswich and onward links to London.

How Far Is It To?

Beccles town centre is just a short walk away, placing shops, cafés, restaurants and riverside attractions on your doorstep. The railway station is a short walk away, providing convenient access to Ipswich and the wider rail network. The market town of Bungay lies around 6 miles west, whilst Norwich is approximately 20 miles away and offers extensive shopping, dining, cultural and business facilities. Southwold can be reached in around 13 miles, renowned for its beach, colourful seafront and vibrant high street. Oulton Broad is approximately 10 miles away and serves as the southern gateway to the Norfolk Broads, whilst Lowestoft's beaches and amenities are around 11 miles distant.

Directions - Please Scan QR Code Below

From our Fine & Country office at 14 Blyburgate, Beccles proceed south along Blyburgate towards the town centre and enter Smallgate. At the traffic lights turn right onto Market Street and at the light continue onto Station Road. The property will be found on the right-hand side.

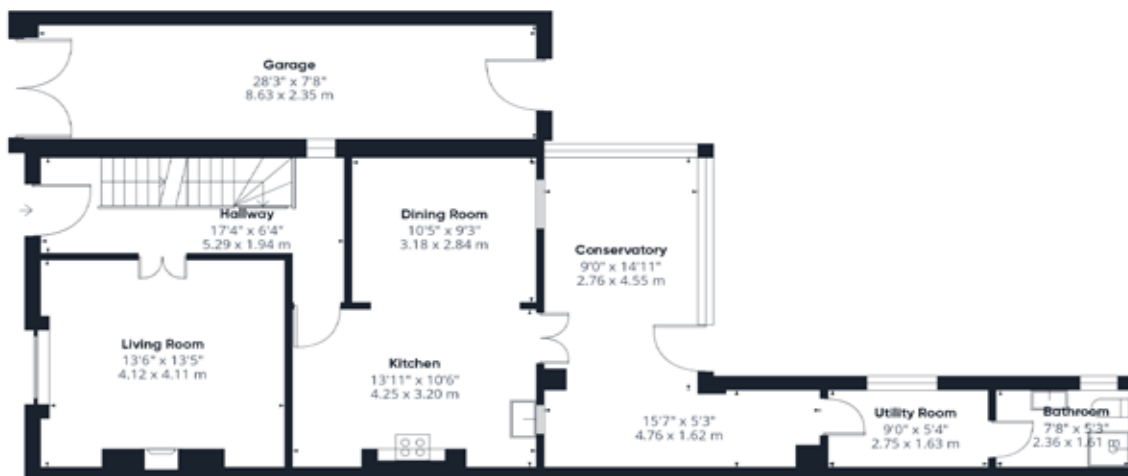
What Three Words Location

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...[rush.overtones.sadly](#)

Services, District Council and Tenure

Gas Central Heating, Main 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: D
Freehold





Approximate total area¹⁾
 1859 ft²
 172.9 m²

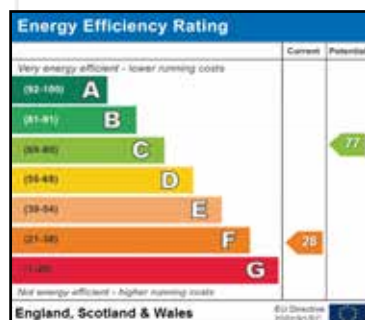
Reduced headroom
 8 ft²
 0.7 m²

(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



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.





FINE & COUNTRY

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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.

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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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