



*Fairfield, Upper Grange  
Road, Beccles*

*A beautifully presented and extended semi-detached property, ideally situated on one of Beccles' most prestigious roads and within easy walking distance of the town centre. This impressive home has been meticulously maintained and tastefully decorated throughout, offering well-planned and versatile family living accommodation.*

### **Property Features:**

- Extended Semi-Detached House
- Spacious Sitting Room With Wood Burning Stove
- Snug
- Open-plan Kitchen/Diner With Integrated Appliances And Breakfast Bar
- Separate Utility Room
- Main Bedroom With En-Suite Shower Room
- Family Bathroom
- Off Road Parking
- Electric Car Charging Point To The Front Of The Property
- Enclosed Landscaped Rear Garden
- Timber Summer House



### **The Property:**

The ground floor features a spacious sitting room complete with a charming wood-burning stove, creating a warm and inviting atmosphere. A separate snug provides additional flexible space, ideal as a playroom, home office, or second reception room for those working from home. The stunning open-plan kitchen/dining area has been finished to a high standard, featuring granite worktops, a range of cupboards and drawers, inset sink, integrated fridge/freezer, and a fitted electric hob with extractor hood and lighting above. Matching wall units complement the space, while a lantern roof floods the room with natural light. A granite breakfast bar and ample space for a dining table make this an ideal hub for both everyday living and entertaining.

A door leads through to the utility room, which offers additional worktop space with inset sink, and plumbing and space for both a washing machine and tumble dryer.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms. The main bedroom benefits from a modern en-suite shower room fitted with a shower cubicle and low-level WC. The family bathroom is stylishly appointed with a freestanding roll-top slipper bath, low-level WC, and vanity washbasin.

The loft has been fully lined by the current owner.











### **Outside**

The fully enclosed rear garden has been thoughtfully landscaped, featuring a lawn, paved patio area ideal for outdoor dining and entertaining during the summer months, and a pathway leading to a further shingled seating area with a pergola over. There is also a timber summer house, which is insulated, lined, and benefits from power and lighting-perfect for use as a garden retreat, studio, or workspace.

### **Location**

The bustling Market Town of Beccles, also known as the 'Gateway to the broads' benefits from having its own Train Station (East Suffolk Line) with links to Ipswich and onto London Liverpool Street, and more local location such as Brampton and Oulton Broad. Beccles has a bus station located centrally with regular services to the City of Norwich, the seaside towns of Great Yarmouth and Gorleston, as well as Lowestoft, Pakefield and many other villages in between. Beccles also has easy access to local independent shops, restaurants and public houses. countryside walks.

## Additional Information:

**Local Authority :** East Suffolk

**Council Tax Band:** C

**Services:** Mains gas for hot water and central heating, electricity and water connected mains sewer.

**Viewings:** By Appointment Only

**Post Code:** NR34 9NU

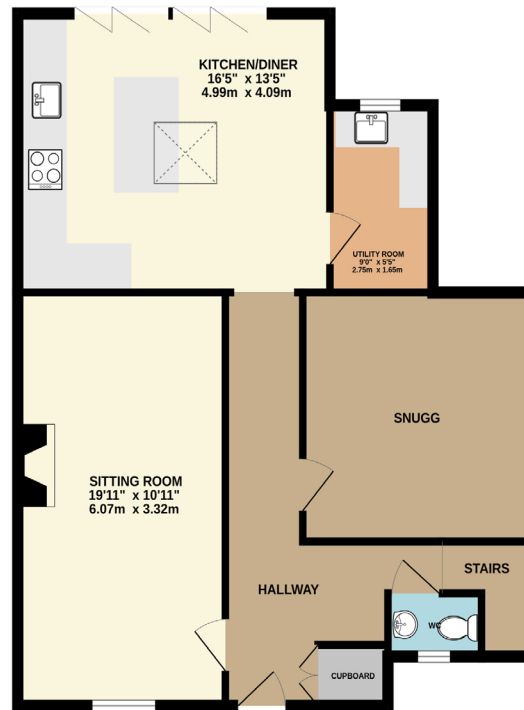
**EPC Rating:** C

**Guide Price :** £500,000

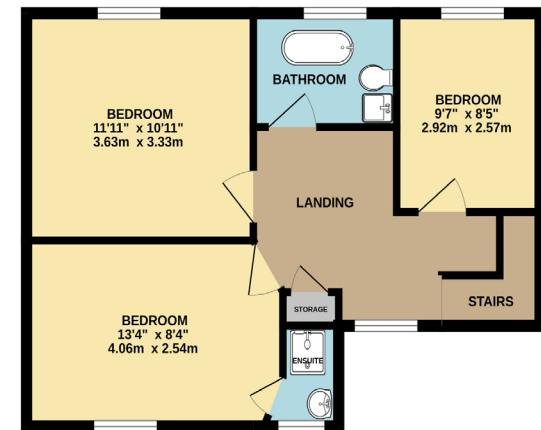
**Tenure:** Freehold

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GROUND FLOOR  
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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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