



Fen Lane, Beccles - NR34 9BB

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HYBRID ESTATE AGENTS



Fen Lane

Beccles

This recently MODERNISED & SYMPATHETICALLY RENOVATED CHARACTER COTTAGE has an enviable riverside location with views across the water, yet in the HEART OF BECCLES TOWN CENTRE. In recent years the cottage has been upgraded with NEW WINDOWS, a re-fitted KITCHEN, EXTENSION to the rear, featuring a 'double sided' WOOD BURNER, re-fitted BATHROOM and with INSTALLED HEATING. The property is now a perfect 'turnkey' option for any prospective purchaser and would make an IDEAL HOLIDAY HOME/HOLIDAY LET or possible downsize. The accommodation comprises an entrance porch which leads into the OPEN PLAN SITTING/DINING room with a wood burner and BI-FOLDING DOORS opening onto the landscaped REAR GARDEN. There is also a KITCHEN/BREAKFAST ROOM, rear lobby and newly fitted LUXURY BATHROOM to the rear. On the first floor you will find THREE GENEROUS BEDROOMS all off the landing. The rear garden has been beautifully landscaped and is completely private with its own rear access as well as storage buildings and a HOT TUB.



The location of this cottage is second to none, opposite the waterways with excellent access as well as being only a short walk into the town centre.

Council Tax band: B

Tenure: Freehold

- Charming Character Cottage
- Situated In The Heart Of Beccles Opposite The River
- Bespoke Handmade Kitchen
- Open Plan Sitting/Dining with Woodburner and Bi-Folds Onto The Garden
- Three Generous Bedrooms Off Landing
- Stunning South Facing Private Garden With Hot Tub & Storage
- Riverside Location
- Ideal Holiday Home/Second Home Or Downsize Retreat

Located in the heart of Beccles, the property enjoys a residential position within walking distance to local amenities and the river directly opposite. The busy market town offers many shops, opticians, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, where there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by.



There is also a very useful train station within easy walking distance offering connections to London.

SETTING THE SCENE

The cottage is accessed directly from Fen Lane with the main entrance door directly off the pavement. There are various parking options close by on road.

THE GRAND TOUR

Entering the cottage via the main entrance door to the front there is a useful porch entrance with fitted storage cupboard. The wooden flooring leads through to the main reception space which is semi-open plan to the dining space beyond. There is an understairs storage cupboard as well as stairs to the first floor landing in addition to the 'double sided' woodburner. The dining space within the extension offers a bright and sunny spot with bi-folds onto the garden beyond. Off the sitting room is the bespoke kitchen with a fitted range of wall and base level units with solid oak wood work surfaces, and inset ceramic butler sink with mixer tap, tiled splash backs, space for freestanding gas range cooker, wood flooring, integrated washing machine, built-in breakfast bar and space for further white goods. The kitchen leads to a rear lobby with space for the fridge/freezer with a door into the family bathroom. The bathroom offers a three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage under, shaped panelled bath with mixer tap and thermostatically controlled shower and wood flooring.

Heading up to the first floor landing there are three generous bedrooms off the landing, two of which are doubles and the other a single, perfect as a nursery or home office if required, whilst one of the bedrooms also offers fitted storage.

FIND US

Postcode : NR34 9BB

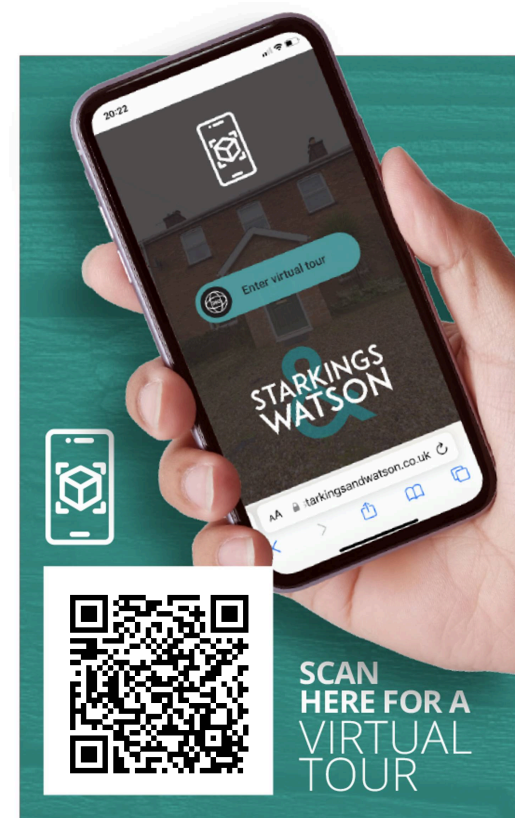
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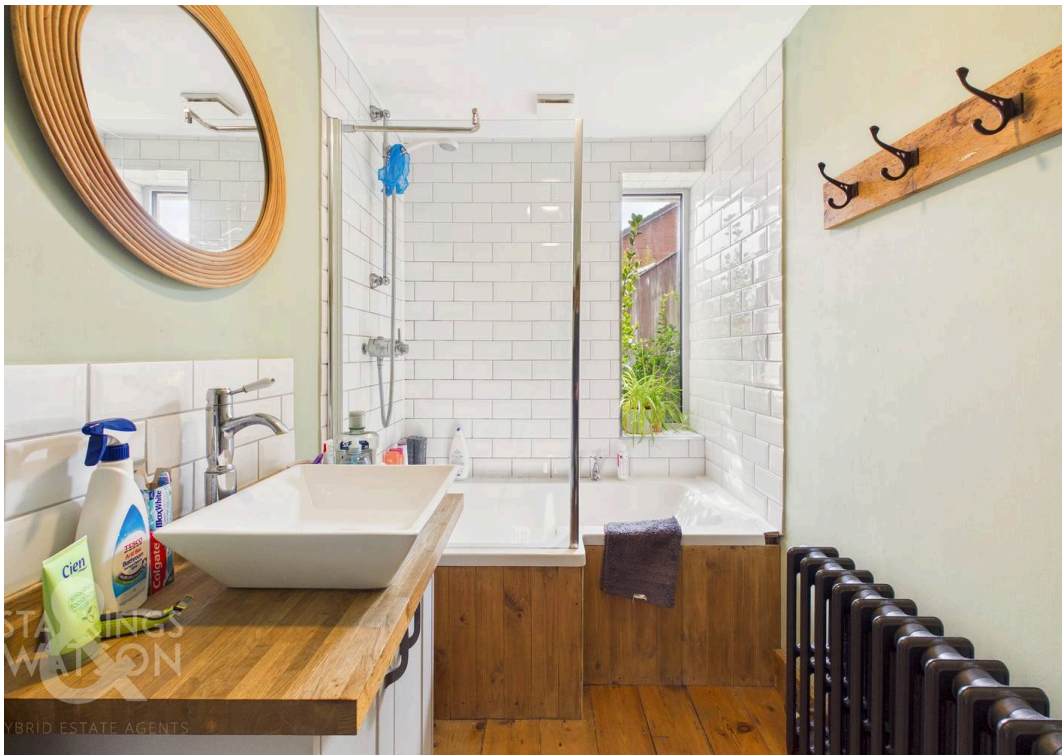
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is subject to a flying freehold on the first floor with the main bedroom being over the neighbouring properties reception room. There is also no official off road parking with the property.



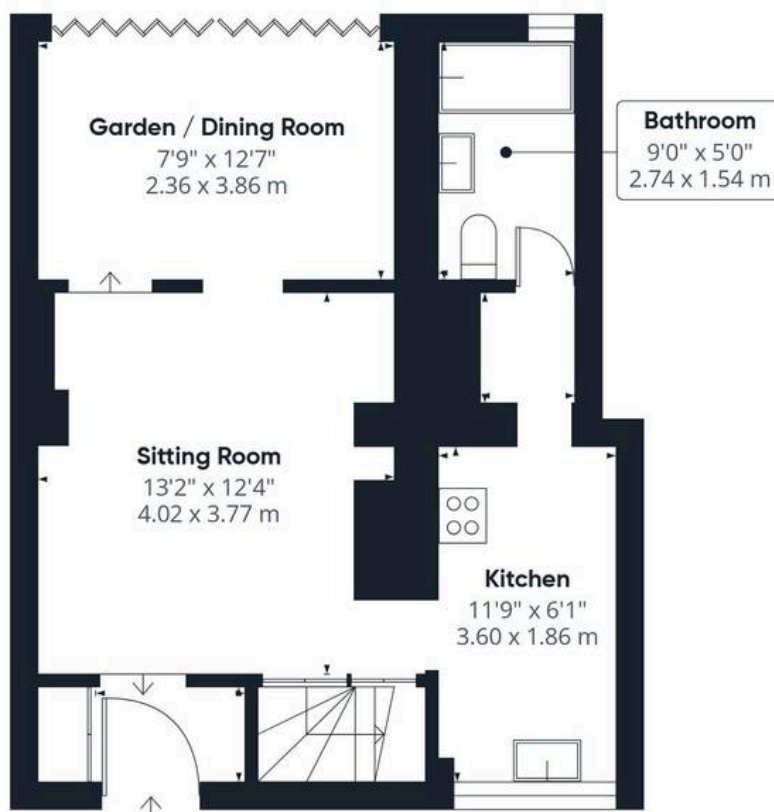




THE GREAT OUTDOORS

Accessed via the bi-folding doors in the dining room, the rear garden has been completely landscaped and provides a beautifully sunny south facing spot to enjoy the summer evenings and provides plenty of space for outside entertaining. The garden is predominantly laid to patio with shingled areas, decking and raised planting beds. To the rear of the garden you will find a brick built storage shed and rear access leading from Fen Lane onto a shared passageway which leads to a secure gate into the back garden. Within the garden there is also a hot tub which will be left as part of the sale.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

818 ft²

76.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.