



RIVERSIDE HOUSE,
65 NORTHGATE, BECCLES, NR34 9AU



Accessed directly off of Northgate, Riverside House is a truly unique property, enjoying an enviable 96ft (stms) river frontage, wonderful Westerly views and a private slipway and terrace.

Riverside House offered with no onward chain and is situated just off the sought after location of Northgate, Beccles, one of the towns premier Historic residential streets. The property benefits from three bedrooms, generous parking for 4/5 cars, large bay windows enjoying wonderful views and a garden leading directly down to the river, this distinctive property offers a rare opportunity to embrace riverside living in a delightful setting.

The property is approached via a paved terrace to the front, providing the perfect spot to relax and enjoy the fantastic west-facing views across the water. There is an abundance of parking, by way of a concrete hardstanding, garage and further driveway.

An entrance hall welcomes you into the property, with stairs rising to the first floor. The double-aspect sitting room with large bay window, features an open fire, creating a charming focal point and a cosy space in which to unwind. The dining room enjoys a bay window overlooking the river, while the kitchen/breakfast room provides another inviting place to dine, with

views across the water and the ever-changing scene beyond.

Further along the hallway is a useful utility room, with a door leading to the The Tannery Score and with access to a separate WC and a store room which offers potential for conversion into a ground-floor shower room. A further door provides access to a conservatory/ River room enjoying double aspect views over the river and a door leading out to the rear.

On the first floor are three double bedrooms, all benefiting from river views. The principal bedroom is particularly appealing, enjoying a double aspect, while the guest bedroom is generously sized. The accommodation is completed by a family bathroom positioned at the end of the landing, with a separate WC alongside.

Prospective purchasers may also wish to note that planning permission has been granted for the conversion of the loft space, offering exciting potential to further enhance the accommodation, subject to the relevant permissions and conditions.



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With its exceptional river frontage, private slipway, generous parking and captivating water views, Riverside House is a truly unique home, offering a wonderful opportunity to enjoy a peaceful riverside lifestyle in the heart of Beccles.

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – E

AGENTS NOTES

Full details of the planning permission are available from Durrants, Beccles





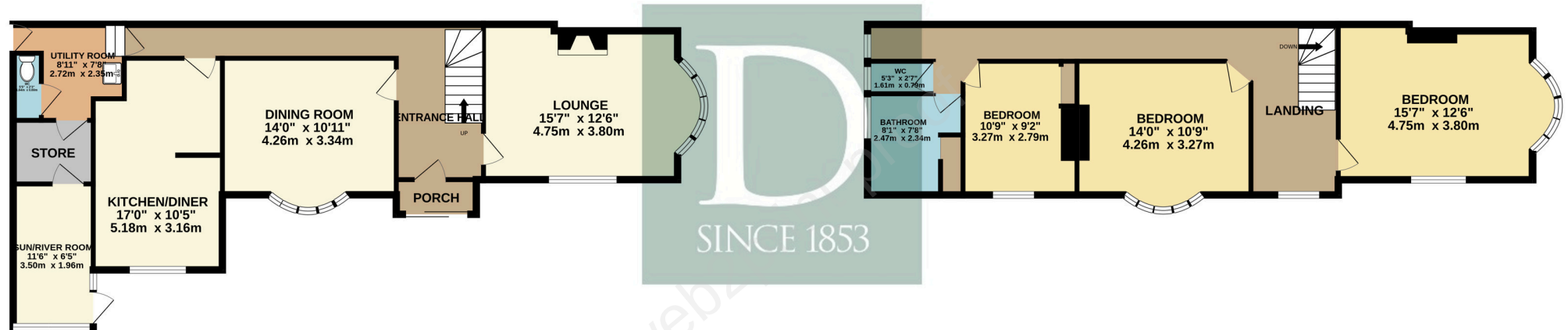
SPECTACULAR
RIVER VIEW.

PLANNING
PERMISSION FOR
LOFT
CONVERSION



GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.

1ST FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 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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