



NORTHGATE, BECCLES
OFFERS IN EXCESS OF £400,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



NORTHGATE, BECCLES, SUFFOLK NR34 9AS

- A spacious, imposing period town house
- Town centre location with river frontage
- Generous and versatile accommodation extending to approx 2,640 sq ft
- Huge potential, updating required
- 200ft rear garden
- Private 30ft mooring
- Far reaching river views

An elegant three storey town house occupying an elevated position on the banks of the River Waveney with impressive panoramic views, a private 30ft mooring and a generous rear garden, located within a few hundred metres of the centre of Beccles, a picturesque, highly regarded and incredibly well served market town.

This imposing period property provides spacious accommodation extending to approximately 2,640 sq ft offering incredible potential and versatility with huge scope to re-order, update and improve the current layout while retaining the charm and character of this fine riverside residence.

The lower ground floor currently consists of layout that has been designed to act as a self contained annexe with its own kitchen/breakfast room leading out into the rear garden with a bedroom, study, shower room and cloakroom along with a generous hallway with significant built in storage.

The ground floor comprises the formal reception hall, 25ft long dual aspect living room, main kitchen and cloakroom with accommodation on the first floor includes four further bedrooms, two bathrooms and a separate w/c. The main staircase continues up to a loft room which offers further access into the rest of the loft area.

Features include high ceilings, panelled doors, moulded cornices, sash windows along with gas fired central heating and full mains services.

The substantial and well stocked tiered rear garden extends to approximately 200ft with a large sun terrace and a private 30ft mooring with stunning views out over the River Waveney.

ACCOMMODATION

LOWER GROUND FLOOR

Currently arranged as an annexe, but with huge scope to be re-ordered and incorporated into the main house.





Spacious Hallway

With three built in storage cupboards, gas fired central heating boiler, servants' bell box.

Kitchen/Breakfast Room: 16'5" x 14'9"

Range of floor mounted units with dual sink unit and drainer, built in electric oven with five burner gas hob, plumbing for dishwasher and washing machine and built in fridge and freezer. Down lighters, radiator, tiled floor, windows and part glazed door to rear leading out onto the large terrace and the rear garden beyond.

Bedroom: 14'9" x 9'10"

Window and glazed door to rear. Radiator, wall light points, panelled door.

Cloakroom

W/c, wash basin.

Study: 9'10" x 8'10"

Large walk in cupboard/wardrobe, radiator (no window), door to:

Shower Room

Shower enclosure, wash basin.



GROUND FLOOR

Reception Hall: 12'3" x 11'0"

Spacious entrance hall with staircase leading both up and down. Radiator and an imposing front door, partially glazed with an unusual 3 section design.

Kitchen: 15'5" x 10'2"

Range of wall and floor mounted units with dual sink unit and drainer. Moulded cornice, radiator, large sash window to rear with views out over the garden and the river beyond. Panelled doors.

Living Room: 25'11" x 17'5"

Generous dual aspect reception room. Gas fire with tiled and wooden surround, fitted shelving and storage, panelled doors and moulded cornices, two radiators, river views to the rear.

Cloakroom

Low level w/c, wash basin. Window to rear, panelled door.

FIRST FLOOR

Landing

Staircase to loft room.

Master Bedroom: 17'9" (max) x 11'6"

Sash windows to rear with impressive views out over the river and the open countryside beyond, built in wardrobes, radiator, panelled door, loft access.

Bedroom 2: 15'5" x 9'5"

Sash window to front aspect, range of built in wardrobes/cupboards, panelled door, radiator.

Bathroom 1

Panelled bath, bidet, wash basin, sash windows to front aspect, panelled door, partially tiled walls.

Bedroom 3: 10'10" x 8'6"

Sash window to front aspect, radiator, panelled door, built in wardrobe with cupboards over.

Bedroom 4: 12'6" max x 8'5"

Sash window to rear with river views, built in wardrobe, radiator, panelled door.







Bathroom 2

Panelled bath, bidet, wash basin, sash window to rear, partially tiled walls.

Separate w/c

Panelled door, window to rear.

Loft Room

Small storage room with window to side aspect, and access to the remained of the loft space.

OUTSIDE

The private, well stocked rear garden extends to approximately 200ft. A substantial paved sun terrace leads directly out from the lower ground floor with a small potting shed, gated access to the side and steps down to the remainder of the garden, which is laid to lawn with a variety of mature trees, shrubs and flowering borders.

Arranged over several tiers, the garden leads down to the water's edge with stunning views out over the River Waveney, along with a private, quay headed 30ft side on mooring. A summer house with spectacular views and external power supply can also be found at this end of the garden.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services including gas central heating.

Parking: This property does not offer any private parking, however the nearest car park suitable for overnight use is less than half a mile away at Quay North, and is free to use.

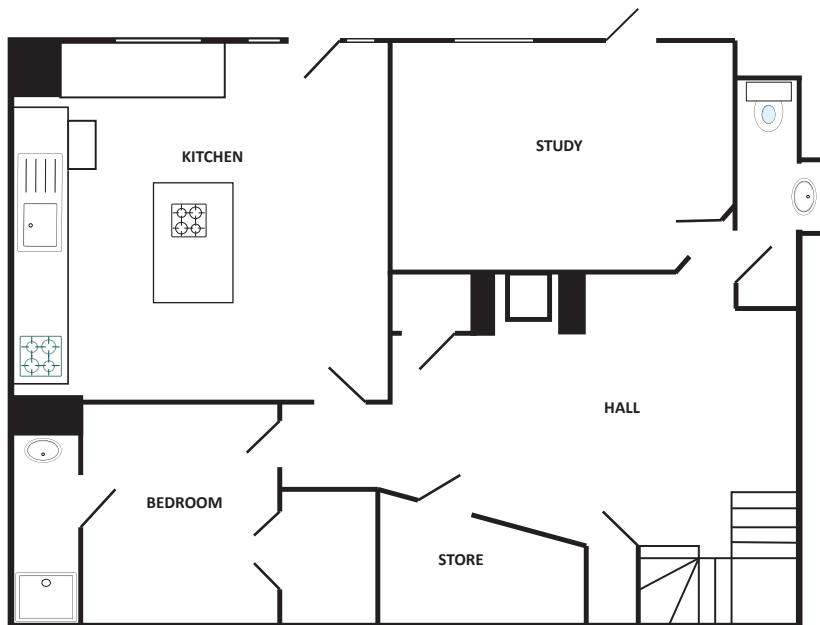
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



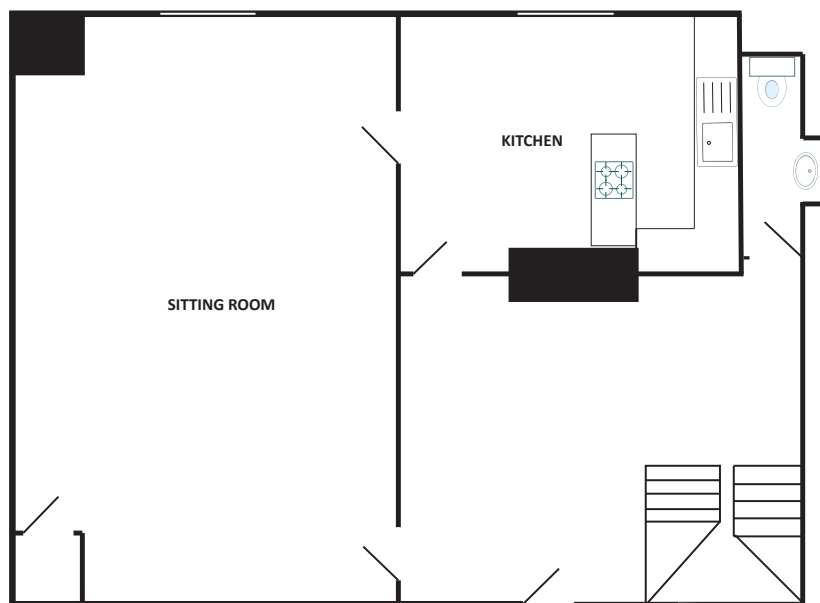




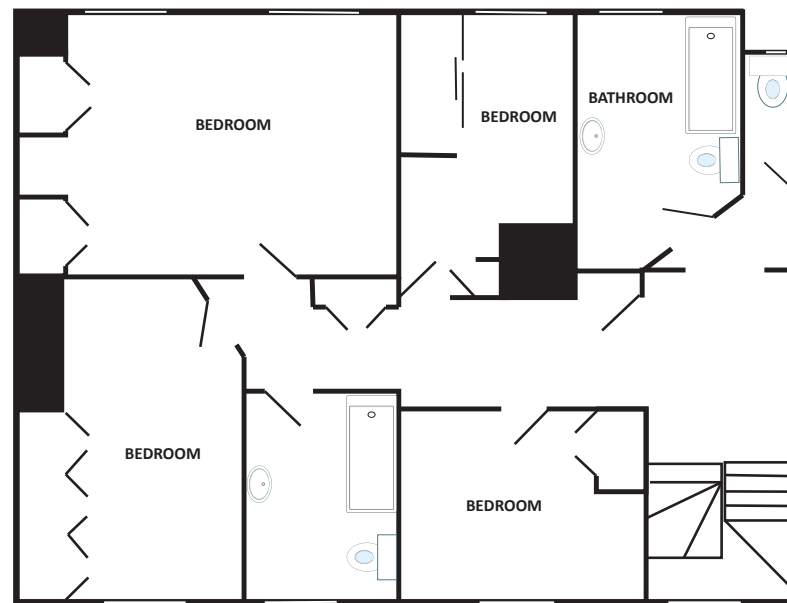
BASEMENT

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 42 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |



GROUND FLOOR



FIRST FLOOR



WATERSIDE ESTATE AGENTS
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com