



NORTHGATE, BECCLES  
OFFERS OVER £475,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS



# NORTHGATE, BECCLES, SUFFOLK NR34 9AS

- Riverside residence
- Walking distance of Beccles town centre
- Garage and off road parking for several vehicles
- 30ft private mooring
- Stunning views
- No onward chain

Character and charm are in abundance in this substantial four storey period town house located within walking distance of the centre of Beccles, with off road parking for several cars, a detached garage, an approximately 150ft long rear garden running down to the River Waveney providing stunning views and a private quay headed mooring extending to approximately 30ft.

A treasured family home, owned and cared for by the same family since the 1950s, this imposing riverside property offers flexible accommodation arranged over four floors, consisting of two reception rooms, a kitchen/breakfast room, four bedrooms, a study, cloakroom and bathroom.

Offered with no onward chain and immense potential, early viewing is recommended.

## ACCOMMODATION

### LOWER GROUND FLOOR

#### **Kitchen/Breakfast Room: 14'7" x 14'5"**

Glazed door and picture windows looking out over the rear garden. Range of wall and floor mounted units with sink unit and double drainer, built in Belling double oven. Fitted gas hob, plumbing for washing machine and dishwasher, radiator.

Inner hallway with staircase to ground floor.

#### **Bathroom**

Panelled bath with shower, wash basin, low level w/c, partially tiled floor and walls, radiator, extractor fan, window to side, built in cupboard.







**Study/Store Room: 9'2" x 6'5"**

Radiator

## GROUND FLOOR

### Landing

Built in cupboards and staircase to first floor.

**Dining Room: 14'9" x 11'2" (14'6" max)**

Large sash window to rear with views out over the rear garden and the river beyond. Radiator, glazed door to side leading out onto an external staircase giving access to the rear garden and driveway.

**Sitting Room: 16'3" x 12'8"**

Wood panelled walls, open fireplace with tiled surround and hearth, wall lights, radiator, built in bench seat window to rear with river views, feature leaded window to front aspect. Door to:

### Entrance Hall

Front door leading out onto Northgate.

## FIRST FLOOR

### Landing

Featured leaded window to rear with river views.

### Cloakroom

Low level w/c, folding door.

**Bedroom 1: 14'6" x 11'9"**

Window to rear with far reaching views. Built in cupboard, radiator, wash basin (angled ceiling).





**Bedroom 2: 10'8" x 10'0"**

Window to rear with far reaching views, radiator, vanity wash basin, two fitted wardrobes with fitted cupboards.

**Bedroom 3: 12'2" x 5'3"**

Sash window to front aspect. Radiator, large built in wardrobe. Fitted shelving and desk.

**SECOND FLOOR****Bedroom 4: 13'3" x 13'2"**

Window to rear with impressive panoramic views out over the River Waveney and the open countryside beyond. Radiator, latch door.

**OUTSIDE**

The property is approached via large wooden gates leading to a driveway and turning area providing parking for several vehicles. This in turn leads to a detached garage with workshop and timber shed.

The private rear garden extends for approximately 150ft, enclosed on one side by a high brick wall with panelled fencing on the other.

The area immediately outside the kitchen breakfast room is paved with raised flower and shrub borders. Steps then lead down to the main garden area which is laid to lawn and dominated by picturesque views out over the River Waveney.

The quay headed river frontage extends to approximately 30ft providing a secure side on mooring. There is also a useful slipway offering the perfect launching point for canoes or a small boat.

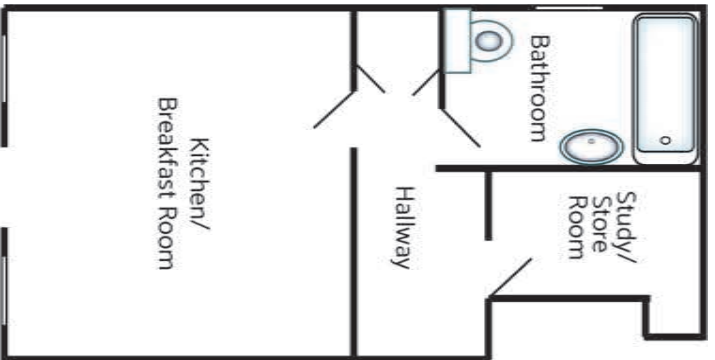
Whether you are interested in boating, fishing, canoeing or simply watching as life on the river floats by, the property offers the perfect riverside location combined with the convenience of being less than 0.25 miles from Beccles town centre.

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.

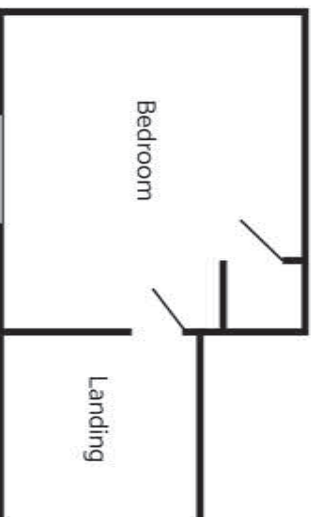
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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

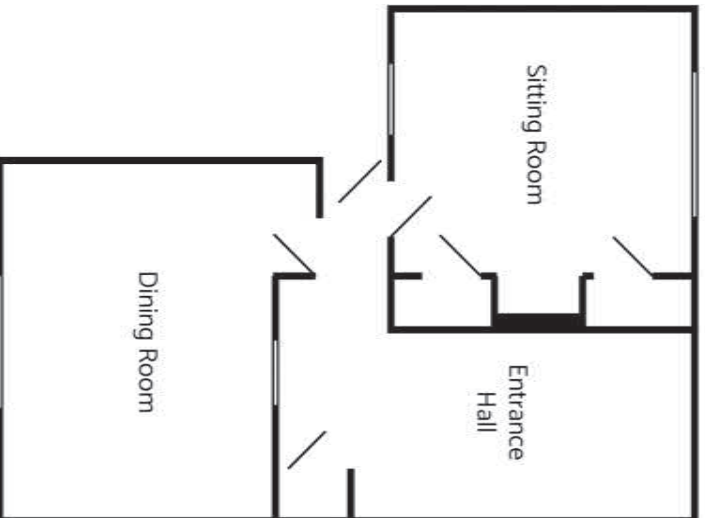
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<b>A</b>	(92-100)		
<b>B</b>	(81-91)		
<b>C</b>	(69-80)		74
<b>D</b>	(55-68)	49	
<b>E</b>	(39-54)		
<b>F</b>	(21-38)		
<b>G</b>	(1-20)		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



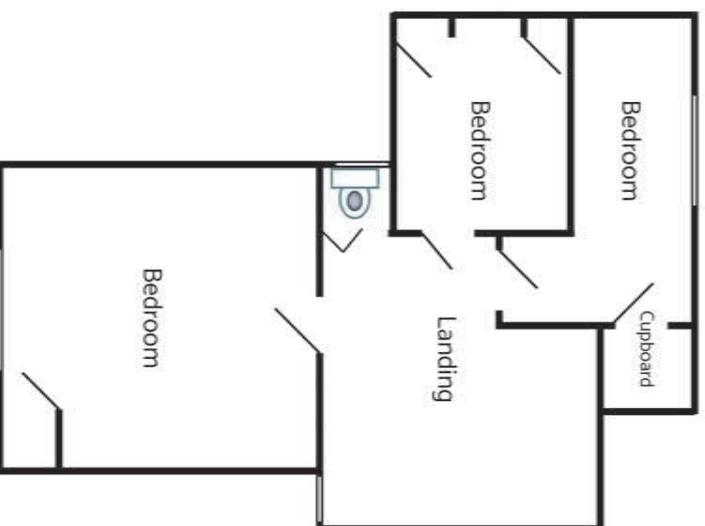
LOWER GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY





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