



NORTHGATE, BECCLES
£825,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







NORTHGATE, BECCLES, SUFFOLK NR34 9AU

- Extended and improved detached 1920s riverside residence
- Walking distance from the centre of Beccles, a highly regarded and well-served market town
- Panoramic river views with 42ft long frontage and a private mooring jetty
- 3 reception rooms including a stunning triple aspect garden room
- 3/4 bedrooms, 2 shower/bathrooms and a cloakroom
- Garage and off road parking for 2 cars

An impressive, much improved detached riverside residence that offers the rare combination of a stunning main river location, set on the banks of the River Waveney, with the convenience of being within walking distance of the centre of Beccles, a highly regarded and well-served market town.

Dating back to the early 1920s, this extended and updated home manages to retain much of its original character and charm with many period features remaining, whilst benefitting from a comprehensive programme of improvements during the current owners' tenure, including the complete replacement of the kitchen and en-suite shower room, full upgrading of the heating system with new boiler and radiators, the addition of an insulated zinc roof to the garden room and the creation of a loft room. Works have continued into 2023 with the installation of the air conditioning unit to the garden room and a wood burner to the sitting room.

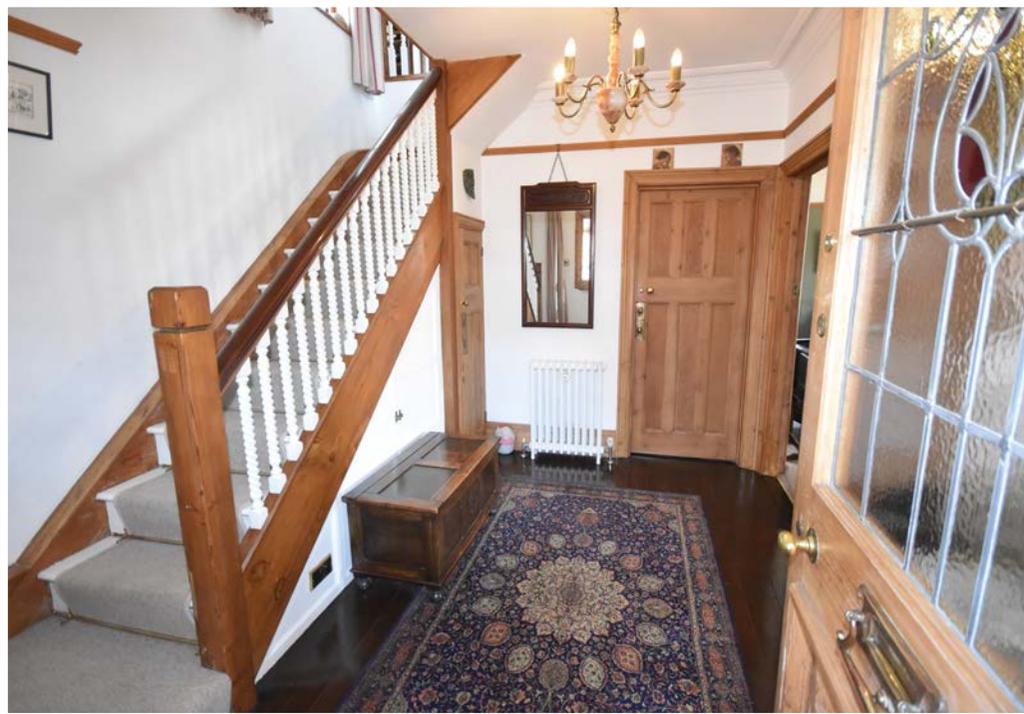
Other features include a garage and off road parking for two cars and an established well stocked garden leading down to the water's edge, with raised sun deck providing stunning panoramic views out over the River Waveney, with private frontage extending to approximately 42ft with a timber mooring jetty, the perfect launch point for kayaks and paddle boards.

The versatile accommodation consists of an entrance porch, reception hall, dual aspect sitting room, 24ft long triple aspect garden room with doors leading out onto the sun deck with views out over the garden and the river beyond. Dining room/study/ground floor bedroom, fully fitted kitchen/breakfast room, rear lobby with utility cupboard, cloakroom, master bedroom with river views and a generous en-suite shower room, two further bedrooms, family bathroom with cast iron roll top bath with shower over and there is also a loft room/bedroom 4.

Located with approximately a third of a mile from the centre of Beccles, with a wide range of amenities including a comprehensive selection of shops, restaurants and pubs with schools, doctors surgery and with excellent public transport links including a railway station. Friday is market day!

An impressive, well presented property combining riverside living with all the convenience of a town centre location. Equally suitable as a permanent residence, second home or a perfectly placed holiday let.

Early viewing is encouraged.



ACCOMMODATION

Entrance Porch

Tiled floor, part glazed front door.

Reception Hall

Wooden floor, picture rails, moulded cornice, radiator, staircase to first floor, under stair storage cupboards.

Sitting Room: 15'4" x 14'7"

Dual aspect with window to side with window shutters and French doors to the garden room. Picture rails, moulded cornices, panelled door, wood burner with marble surround, two radiators, wall light with dimmer controls.

Garden Room: 24'0" x 12'0"

Triple aspect with French doors out onto a raised sun deck with panoramic river views. Wooden floor, air conditioning unit.

Dining Room: 14'1" x 11'8"

Picture window with window shutters looking through the garden room to the river beyond. Picture rail, moulded cornice, panelled door, radiator, wooden floor and feature fireplace. Wall lights with dimmer controls.

Kitchen/Breakfast Room: 18'2" x 11'0"

Extensive range of wall and floor mounted shaker style units with Apollo Slabtech acrylic worktops. 1½ stainless steel sink unit and drainer with Rangemaster cooker (available by negotiation), extractor hood and built in dishwasher and fridge/freezer. Down lighters, radiator, panelled door and wooden floor. Windows to side.





Rear Lobby

Door to garage. Built in cupboard with gas fired central heating boiler and plumbing for washing machine.

Cloakroom

Low level w/c, hand basin, radiator, window and panelled door.

FIRST FLOOR

Landing

Feature window to front aspect, stained and leaded. Picture rail, staircase to loft room.

Master Bedroom: 15'3" x 13'1"

Dual aspect with stunning river views. Picture rail, panelled door, cast iron fireplace with feature surround, radiator.

En-Suite Shower Room

Double walk-in shower enclosure, vanity wash basin, low level w/c, cast iron fireplace, window to side with shutters, wood floor, two radiators, partially tiled walls, extractor fan, panelled door and down lighters.

Bedroom 2: 14'6" x 11'5"

Dual aspect with panoramic river views. Radiator, cast iron fireplace, picture rail, panelled door.





Bedroom 3: 11'7" x 8'3"

Window to front aspect with shutters, picture rail, radiator, panelled door. Currently used as a dressing room.

Family Bathroom

Cast iron roll top claw foot bath with shower attachment, vanity wash basin, low level w/c, wood floor, partially tiled walls, panelled door, dual aspect with windows to front and side both with shutters. Built in cupboard housing the hot water tank. Heated towel rail and radiator.

SECOND FLOOR

Loft Room/Bedroom 4

Velux window, angled ceiling and access to eaves.





OUTSIDE

The property enjoys off road parking for two cars which in turn lead to a garage with power, light and a remote controlled roller door.

Gated access leads to the rear garden which is mainly laid to lawn with a variety of well stocked flower and shrub borders. The garden is dominated by the beautiful panoramic views out over the River Waveney with both the bridge and church visible from the plot. There is feature LED lighting and an outside power point.

The river frontage extends to approximately 42ft with a private mooring jetty aiding the launching of sailing dinghies, kayaks and paddle boards or the frontage could be taken up with a sizeable Broads cruiser. A paved barbecue area sits adjacent to the water, complemented by a substantial raised sun deck leading out from the garden room, which provides the perfect vantage point to sit and enjoy the ever changing river view.

The raised deck also provides storage underneath, ideal for kayaks. There is a log store, outside tap and direct access to the garage.

ADDITIONAL INFORMATION

Freehold

Services: Mains water, electricity, drainage and gas.

Air conditioning unit with air source heat pump.

Access to the entire Norfolk Broads river network.

Beccles town centre is approximately 0.33 miles away.

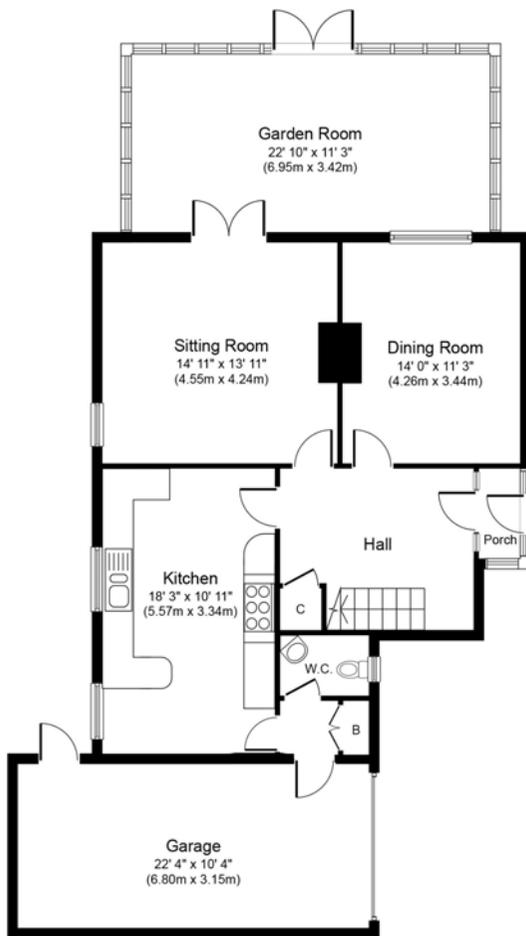
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

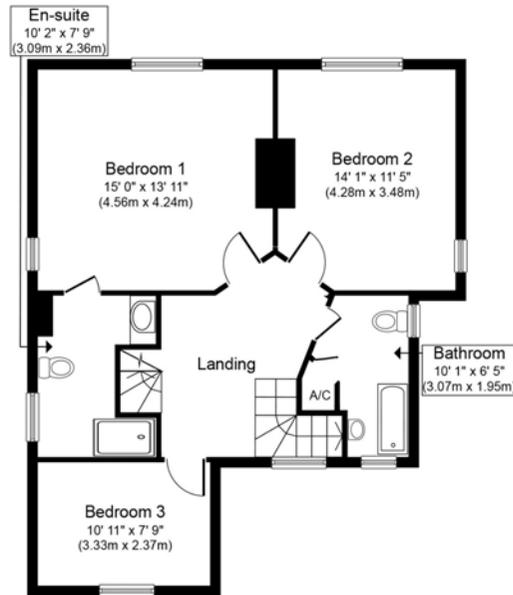
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



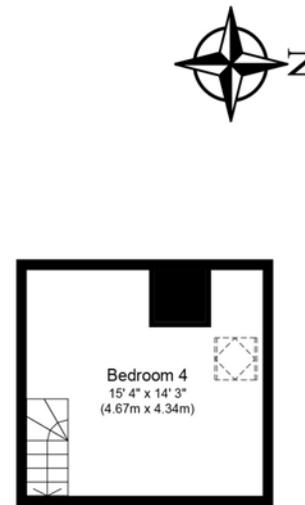




Ground Floor
Approximate Floor Area
1,043 sq. ft.
(96.9 sq. m.)
Excluding garage



First Floor
Approximate Floor Area
705 sq. ft.
(68.8 sq. m.)



Second Floor
Approximate Floor Area
213 sq. ft.
(19.8 sq. m.)

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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