



FEN LANE, BECCLES  
£325,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS



# FEN LANE, BECCLES, SUFFOLK NR34 9BT

- A stunning conversion of part of a former maltings
- Comprehensively upgraded and improved
- 16ft mooring and use of a shared slipway
- Impressive open plan, triple aspect living space with quality fitted kitchen
- Communal gardens, private garage
- Access to the River Waveney and within walking distance of the centre of Beccles

A stunning conversion of part of a former maltings set within walking distance of the centre of Beccles, yet with a private 16ft mooring and a garage.

Dramatically improved by the current owners with impressive contemporary styling and finished to the very highest standard.

The accommodation consists of a spacious reception hall, master bedroom with extensive range of fitted furniture and a beautifully finished en-suite shower room. The second bedroom is also a double, and the ground floor is completed with a re-fitted bathroom and cloakroom. The first floor is a superb triple aspect open plan living space bathed in natural light with impressive high vaulted ceiling contributing to the sense of space. This versatile space is currently set out to include generous sitting and dining areas with a quality fitted kitchen with high gloss units finished with granite worktops and a comprehensive range of built in appliances. From the kitchen a loft hatch and ladder lead to a storage room, already with power, light and a window offering river views. As well as offering useful storage, this space could be adapted to create a study or hobby room.

Other features include gas fired central heating, tiled and laminate flooring, oak internal doors, communal gardens, a single garage and a private 16ft long stern on mooring with use of a shared slipway just off the main river.

An impressive high quality home in a convenient, sought after location. Ideal as a permanent residence but equally well suited as a lock up and leave second home.

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall

Tiled floor, radiator, staircase to first floor. Under stair storage cupboard with water softener for en-suite, down lighters.

**Master Bedroom: 13'1" x 11'11"**



Dual aspect with windows to front and side with fitted blinds. Extensive range of fitted furniture with multiple wardrobes, bedside cabinets and fitted drawers, radiator, wall lights, ceiling fan/light. Feature lighting.

### **En-Suite Shower Room**

Beautifully finished with large walk-in shower with two heads, twin vanity wash basins and a low level w/c. Fully tiled walls and floor, heated towel rail, two fitted heated mirrors with integral lighting, retractable shaving mirror, underfloor heating.

### **Bedroom 2: 10'3" x 8'10"**

Windows to front aspect. Fitted three door wardrobe with cupboards over and two bedside cabinets. Ceiling fan/light, radiator.

### **Bathroom**

Re-fitted, contemporary bathroom with panelled bath with fitted twin headed shower and screen, vanity washbasin, low level w/c, fully tiled walls and floor, radiator, extractor fan.

### **Cloakroom**

Low level w/c, hand basin, plumbing for washing machine, partially tiled walls, tiled floor, window to side.

## **FIRST FLOOR**

### **Open Plan Living Space: 23'0" x 23'0" (30ft max)**

Superb triple aspect living space with high vaulted ceilings providing a light, airy and versatile living space. Laminate flooring, two wall mounted gas fired fan assisted radiators. Ceiling fan/light.

Includes:

### **Kitchen**

Full range of wall and floor mounted high gloss units, complemented by granite worktops. 1½ sink unit and drainer. Built in double oven, five burner gas hob, extractor hood, built in dishwasher, fridge and freezer. Loft hatch and pull down ladder giving access to:



### **Tower Room/Storage Room: 7'4" x 7'0"**

Currently used as a loft style storage room but with power, light and a window providing river views.

### **OUTSIDE**

Two communal garden areas, one of which looks out over the moorings and the River Waveney beyond.

### **MOORING**

16ft long stern on mooring within easy access of the River Waveney with use of a shared slipway, perfect for those interested in boating, fishing, kayaking and paddle boarding.

### **GARAGE**

Private single garage with up and over door.

### **ADDITIONAL INFORMATION**

Tenure: Freehold

Services: Mains water, drainage, gas and electricity

Maintenance Charge: For the upkeep of communal areas - approx £100 per annum.

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.

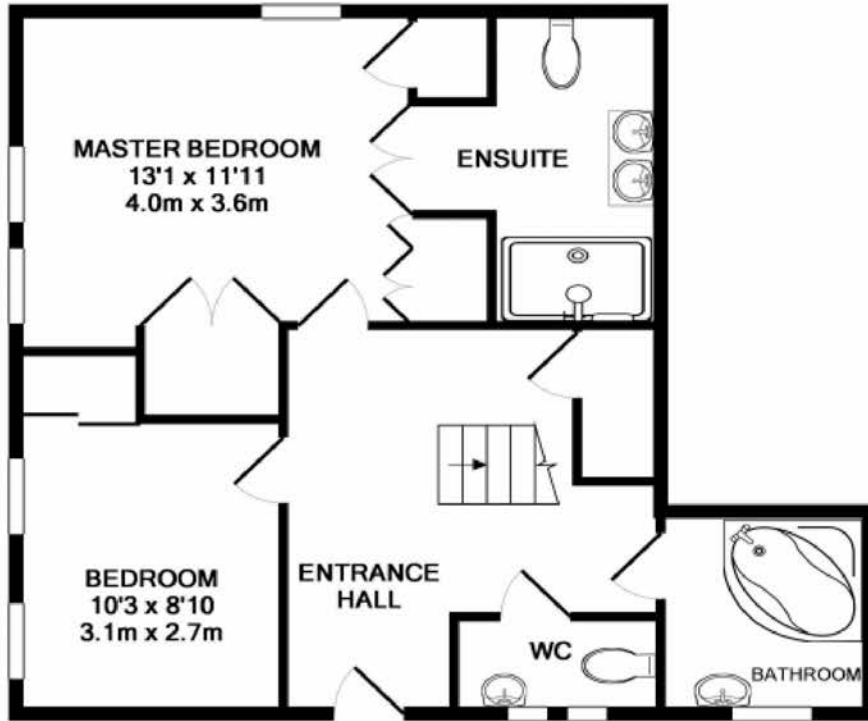
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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

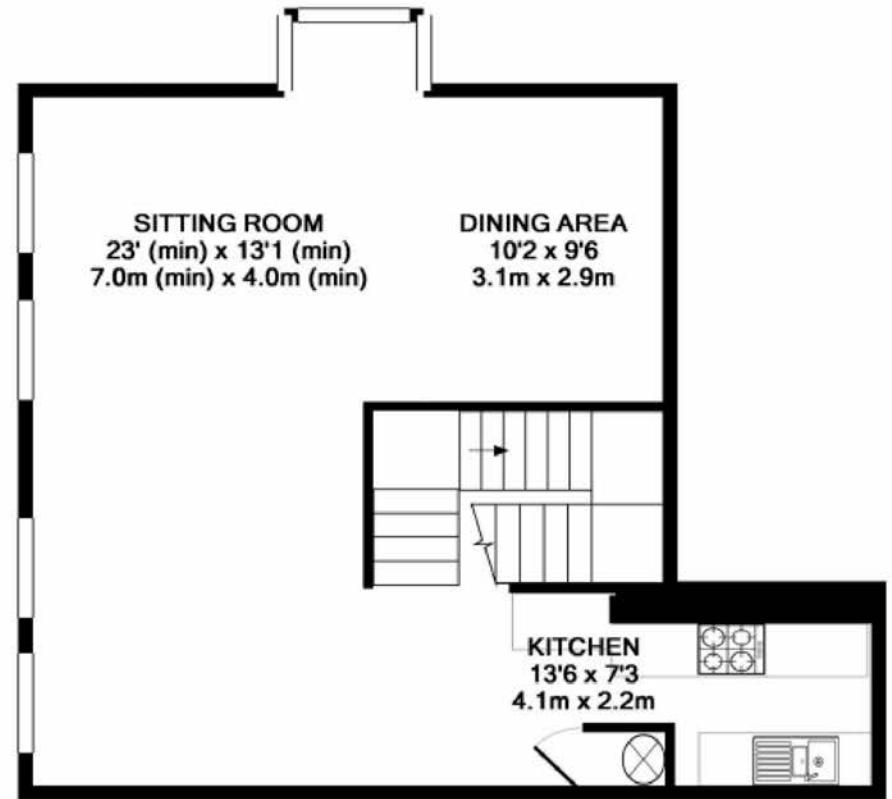








GROUND FLOOR  
APPROX. FLOOR  
AREA 570 SQ.FT.  
(53.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 572 SQ.FT.  
(53.2 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY



LIVE ON!

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