



79 London Road, Beccles

Offers in Region of £315,000

# 79 London Road

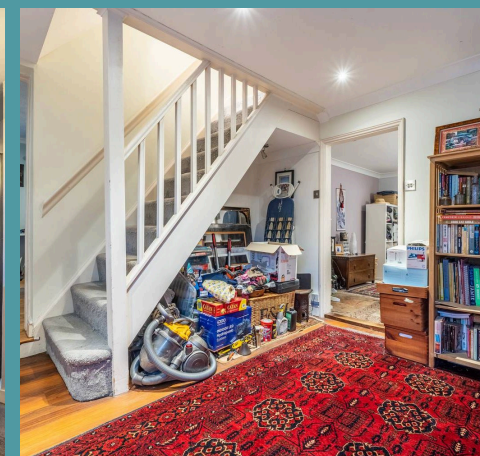
## Beccles

Flexible living in a home filled with the best of both worlds—character and modern amenities. This charming three-bedroom semi-detached property offers a versatile layout, with a spacious sitting room, shaker-style kitchen, and multiple reception areas. Enjoy a private garden, a convenient outbuilding with annex potential and off-road parking for added ease. With modern features enhancing daily living, this home provides a perfect blend of comfort, practicality and style.

### The Location

Beccles is a charming market town nestled in the heart of Suffolk, offering an idyllic location that combines convenience with natural beauty. Situated within easy reach of the town centre, residents can enjoy a plethora of shops, restaurants, schools, pubs, and supermarkets, catering to their everyday needs.

The town's local bus station provides seamless transportation to nearby destinations like Lowestoft, Norwich, and the quaint villages dotted around the area. With the Waveney River flowing through its heart, Beccles presents picturesque views and delightful scenic walks. The local train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick within easy driving distance, making it an appealing and captivating place to call home.





## 79 London Road

Beccles

### London Road

This charming three-bedroom semi-detached home combines character with modern features to enhance everyday living. Enter through a welcoming porch with a handy storage cupboard, which leads directly into the spacious sitting room.

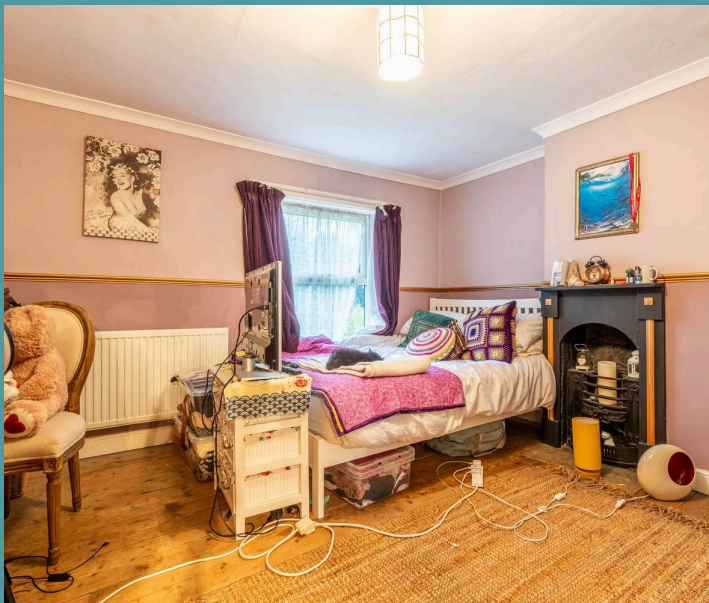
A side-facing window floods the room with natural light, and a feature fireplace adds a cosy, traditional touch.

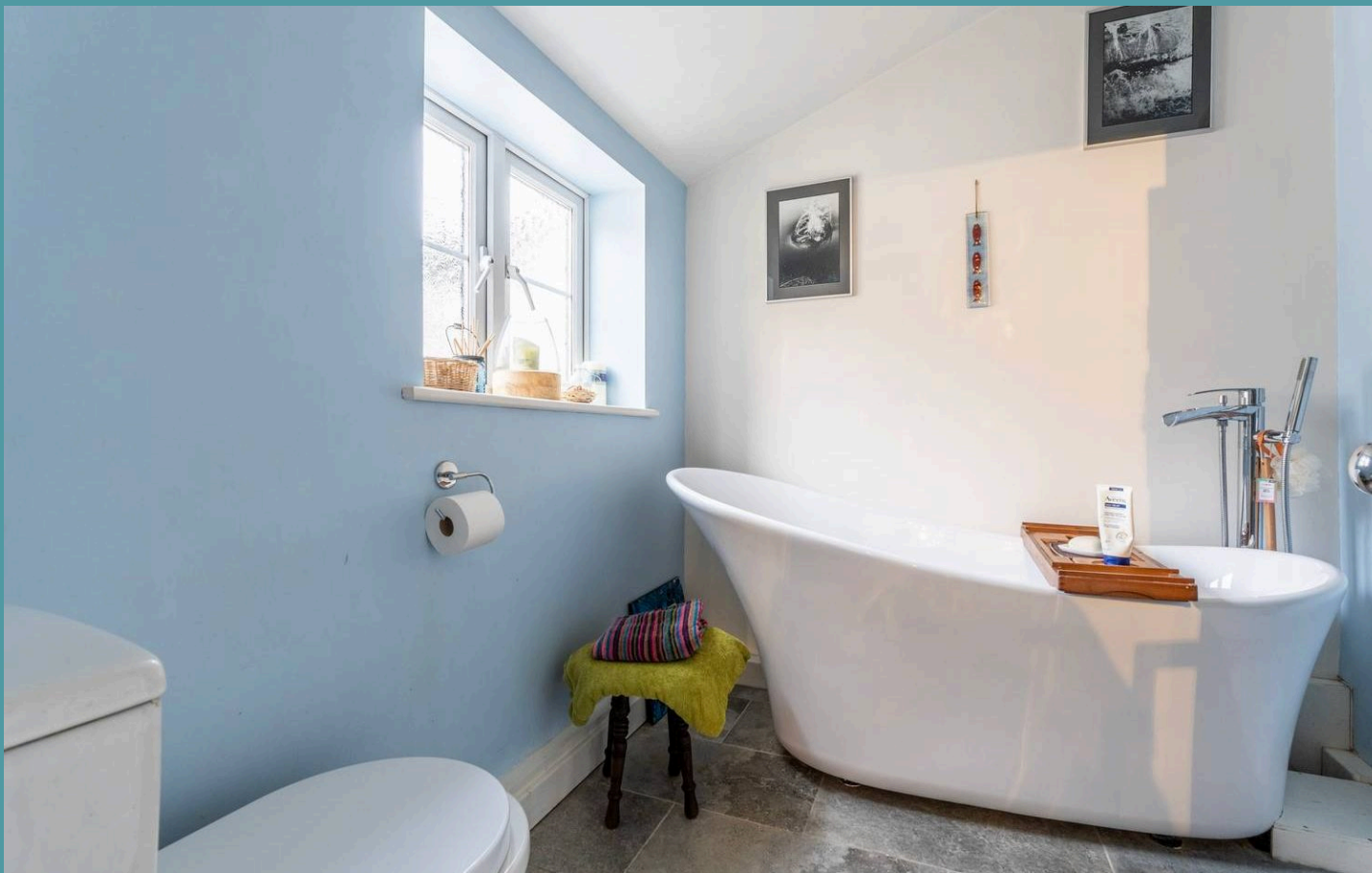
Next to the sitting room is a versatile reception area, which provides plenty of space for an office, hallway or simply extra living space. From here, you'll find the first of the three bedrooms, conveniently located on the ground floor.

The shaker-style kitchen boasts modern appliances and offers a sleek, functional space for meal preparation. Just beyond, easy access to the ground-floor bathroom provides added convenience.

The nearby dining room is perfect for entertaining, with bi-fold doors that fill the space with natural light and provide seamless access to the garden.

Another well-appointed shower room is located near the dining area, further enhancing the practicality of the home.





## 79 London Road

Beccles

Upstairs, the remaining two bedrooms offer peaceful environments, each with ample space and natural light.

Outside, the property features a large garden with a high level of privacy, perfect for family gatherings or relaxing. There is also a versatile outbuilding with annex potential, offering further opportunities for expansion or use as a home office or studio.

To the front, off-road parking adds to the convenience of this delightful home, offering a balance of space, comfort and modern living.

**Agents Note**

Sold Freehold.

Connected to all mains services.



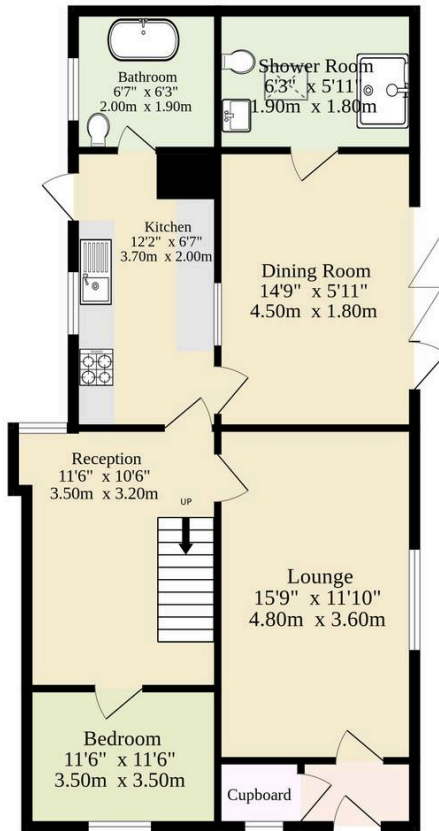
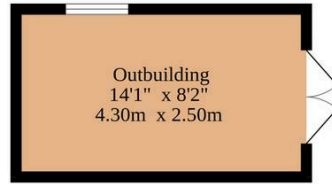
## 79 London Road

Beccles

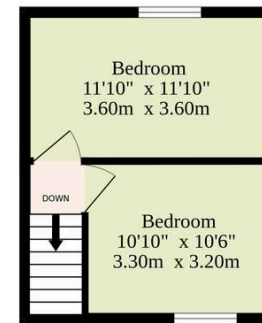
- Characterful sitting room featuring a traditional fireplace and a large side-facing window that enhances the room with natural light
- Versatile reception area that can serve as an office, hallway, or additional living space, providing flexibility for modern living
- Convenient ground-floor bedroom, ideal for single-level living or accommodating guests
- Modern shaker-style kitchen with built-in appliances and plenty of storage, perfect for meal preparation
- Bright dining room with bi-fold doors that open to the garden, filling the space with natural light and allowing for seamless indoor-outdoor living
- Ground floor bathroom and shower room catering to your preferences
- Outbuilding with annex potential, offering versatile use for a home office, studio, or additional living space, plus off-road parking to the front for added convenience
- Large, private garden providing a peaceful setting for outdoor activities, relaxation, and family gatherings



Ground Floor  
808 sq.ft. (75.1 sq.m.) approx.



1st Floor  
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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.

Made with Metropix ©2024