



31 Petit Couronne Way, Beccles

Beccles



Minors & Brady

31 Petit Couronne Way

Beccles

Positioned at the end of a quiet cul-de-sac in the sought-after market town of Beccles, this end-of-terrace home is an excellent choice for first-time buyers or investors. The property features a welcoming sitting room with an LED fireplace, a practical kitchen/dining area, two well-proportioned bedrooms, and a classic three-piece bathroom. Outside, a private south-facing garden offers a patio and lawn, ideal for low-maintenance outdoor living. Additional benefits include an en-bloc garage and off-road parking, making this home a smart and convenient option in a desirable location.

- End-of-terrace residence positioned down a quiet cul-de-sac in the market town of Beccles
- Perfect choice for first time buyers or investors!
- Welcoming sitting room inviting relaxation and entertaining
- Kitchen/dining room fitted with wall and base cabinetry, a freestanding oven and under-counter areas for appliances
- Two bedrooms offering comfort and privacy
- Bathroom comprising of a classic three-piece suite
- A private, south-facing garden that is low-maintenance, with a patio for outdoor seating arrangements and a laid to lawn
- En-block garage for storage options and an off-road parking space
- Moments away from the town centre, offering a range of shops, schools, healthcare facilities and transport links





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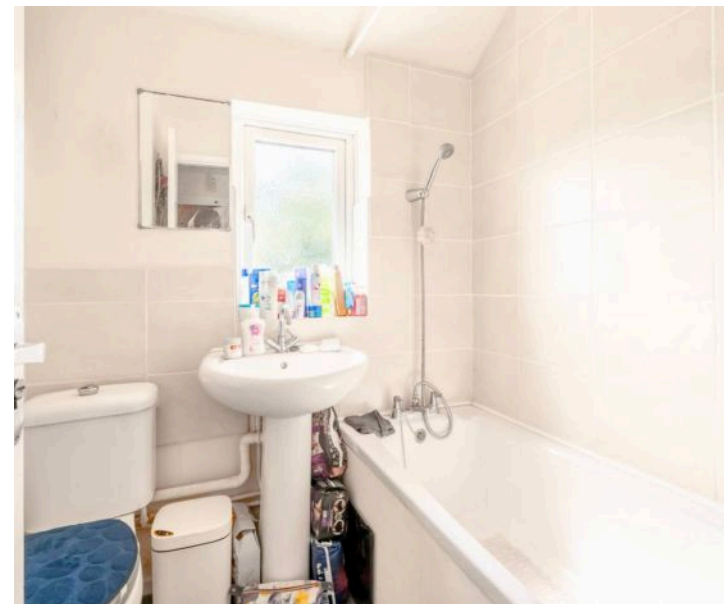
31 Petit Couronne Way

Beccles

Location

Petit Couronne Way is a quiet residential street located in the charming market town of Beccles, in Suffolk. The street benefits from a peaceful setting while remaining close to the town centre, which is just a short walk away. Local amenities are within easy reach, including a variety of independent shops, cafes, and convenience stores. Supermarkets such as a Co-Op and a Tesco are nearby, making everyday shopping simple. For families, the area is well served by schools: primary options include Beccles Primary Academy and Ravensmere Infant School, while secondary education is available at Beccles High School and the nearby free school for older children.

Healthcare facilities are also conveniently close, with the town's GP practices and the community hospital providing general and emergency care within a short distance. Transport links are strong: Beccles railway station is within walking distance, offering regular services to Ipswich, Lowestoft, and connections further afield, while local bus routes run frequently through the town, linking nearby villages and surrounding areas. Petit Couronne Way thus combines the tranquillity of a residential cul-de-sac with easy access to the amenities, education, healthcare, and transport that make life in Beccles convenient and welcoming.



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Step inside to a welcoming sitting room that exudes warmth and relaxation, complete with a modern LED fireplace, a perfect spot for cosy evenings or entertaining friends. The adjacent kitchen/dining room is thoughtfully designed with a range of wall and base units, providing ample storage, alongside a freestanding oven and under-counter spaces for appliances. It's an ideal setting for home-cooked meals and casual dining.

Upstairs, you'll find two bedrooms, each offering comfort and privacy, making them suitable for restful nights or flexible use as a home office or guest room. The bathroom features a timeless three-piece suite, catering to everyday needs with ease.

Outside, a private, south-facing garden awaits, a low-maintenance space with a lawn and a patio area, perfect for alfresco dining or enjoying sunny afternoons. For added convenience, the property features an en-bloc garage for secure storage and an off-road parking space.

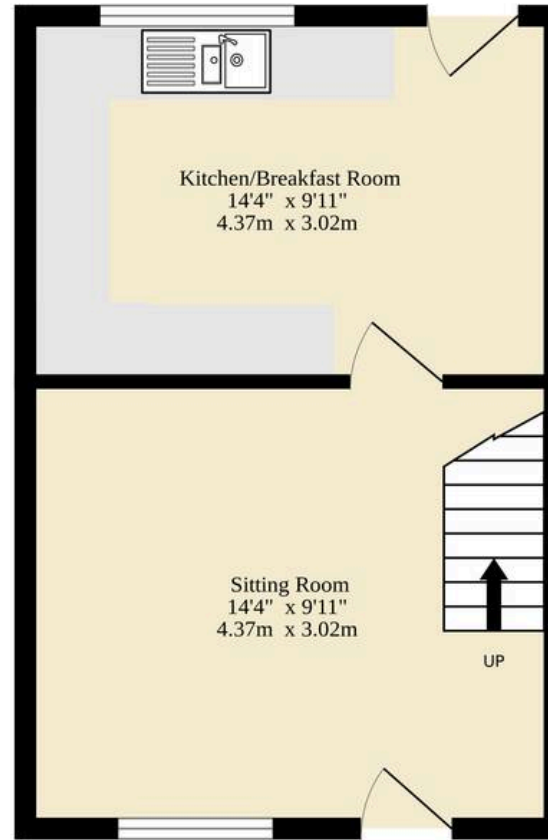
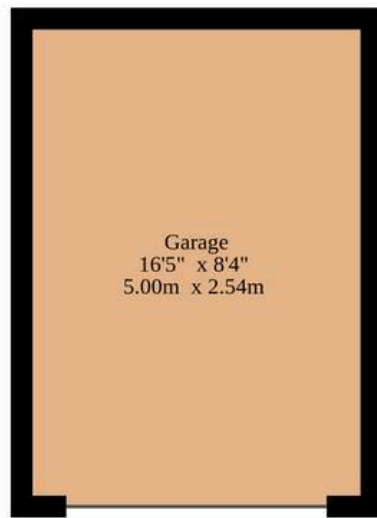
Agents note

Freehold

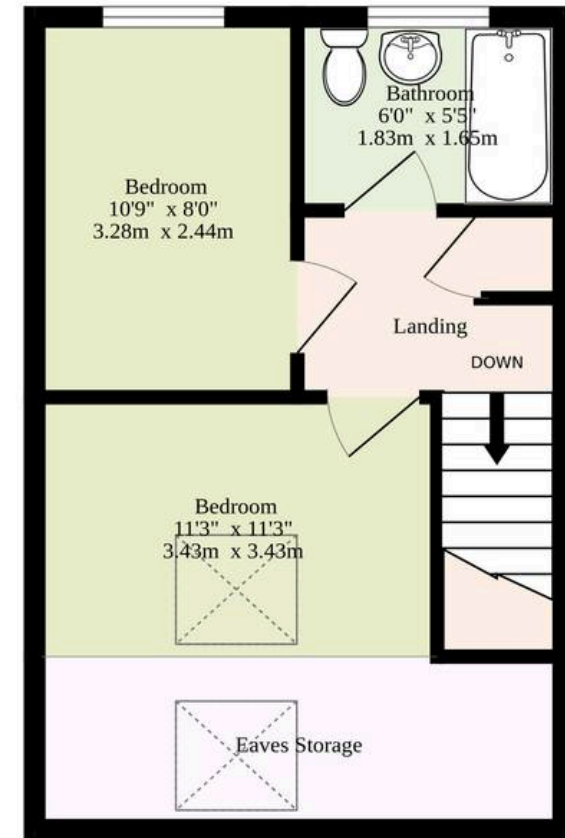


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Ground Floor
400 sq.ft. (37.2 sq.m.) approx.



1st Floor
276 sq.ft. (25.6 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 676 sq.ft. (62.8 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.

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Meet *Bradley*
Property Valuer



Meet *Hannah*
Property Consultant

Minors & Brady
Your home, our market



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