



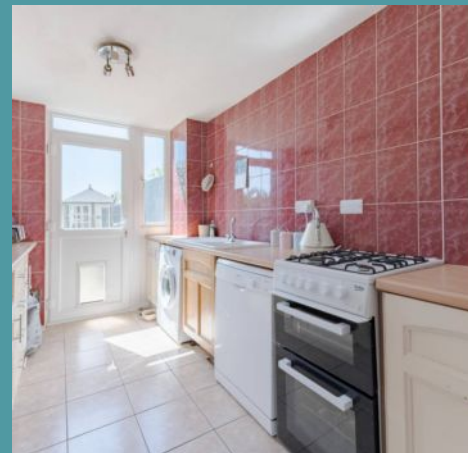
4 Sir John Leman Road, Beccles

In Excess of £190,000

4 Sir John Leman Road

Beccles

Proudly positioned in the vibrant and historic market town of Beccles, this delightful mid-terrace residence offers the blend of comfort, practicality, and potential. Whether you're a first-time buyer taking your first step onto the property ladder or an investor seeking a reliable rental opportunity, this home ticks all the boxes. With a welcoming porch and entrance hall, a spacious sitting/dining room ideal for relaxing or entertaining, and a well-appointed kitchen with storage and appliance space, the layout is both functional and inviting. Upstairs, three bedrooms, one with a built-in wardrobe, and a family bathroom provide comfortable accommodation. Outside, a private garden with a lawn, patio, vegetable patch, and a covered seating area leads to a versatile summerhouse with potential for a home office or studio. Completing the package is off-road driveway parking and additional on-street availability, all just moments from the amenities of this sought-after market town.



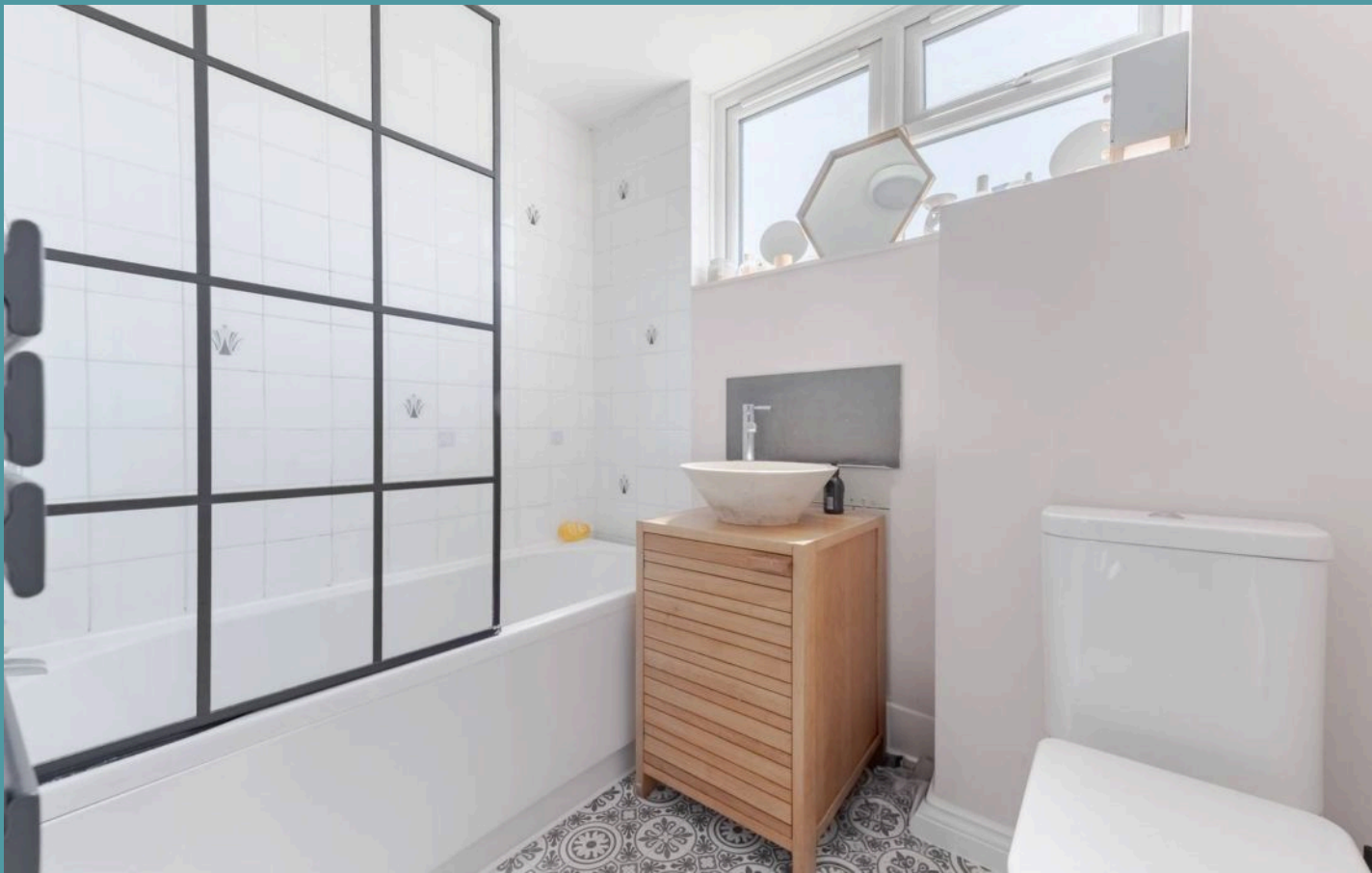


4 Sir John Leman Road

Beccles

Beccles is a market town located in the county of Suffolk. The town is positioned on the River Waveney, which forms part of the boundary between Suffolk and Norfolk. Beccles has a rich history, with its origins dating back to Roman times, and it is known for its well-preserved Georgian architecture. Today, Beccles is a thriving town with a mix of retail, cultural, and recreational offerings, drawing both locals and visitors to its scenic riverside setting. Beccles is a popular and thriving market town which has many shops, restaurants, schools, pubs and supermarkets. There is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. Beccles train station runs a link to London Liverpool Street via Ipswich.





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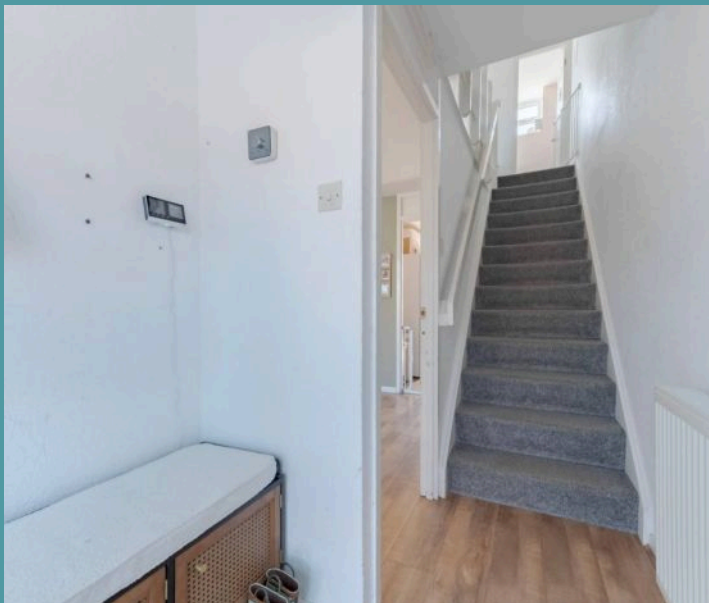
Beccles

Upon arrival, you're welcomed by a neat porch entrance, leading into a bright and inviting entrance hall that sets the tone for the rest of the home. The heart of the property is the spacious sitting/dining room, thoughtfully laid out to accommodate both relaxing evenings and gatherings. This versatile space benefits from generous natural light and a fluid layout that enhances everyday living.

To the rear, the kitchen is fitted with a range of wall and base cabinetry, providing ample storage solutions. There are designated under-counter spaces for appliances, making the kitchen both functional and easy to personalise.

Upstairs, the home features three well-proportioned bedrooms, offering flexibility for family living, guests, or a home office setup. One of the bedrooms benefits from a built-in wardrobe, ideal for personal belongings. The family bathroom completes the upper floor, fitted with essential fixtures and offering scope for modernisation if desired.

Externally, the property boasts a truly impressive private and secluded rear garden, thoughtfully landscaped to include a manicured lawn, a patio area perfect for outdoor dining, and a productive vegetable patch for keen gardeners. A charming covered seating area offers shelter and relaxation throughout the seasons, while the summerhouse presents exciting possibilities for conversion into a home office, creative studio, or workshop.



- Mid-terrace residence set within the vibrant market town of Beccles



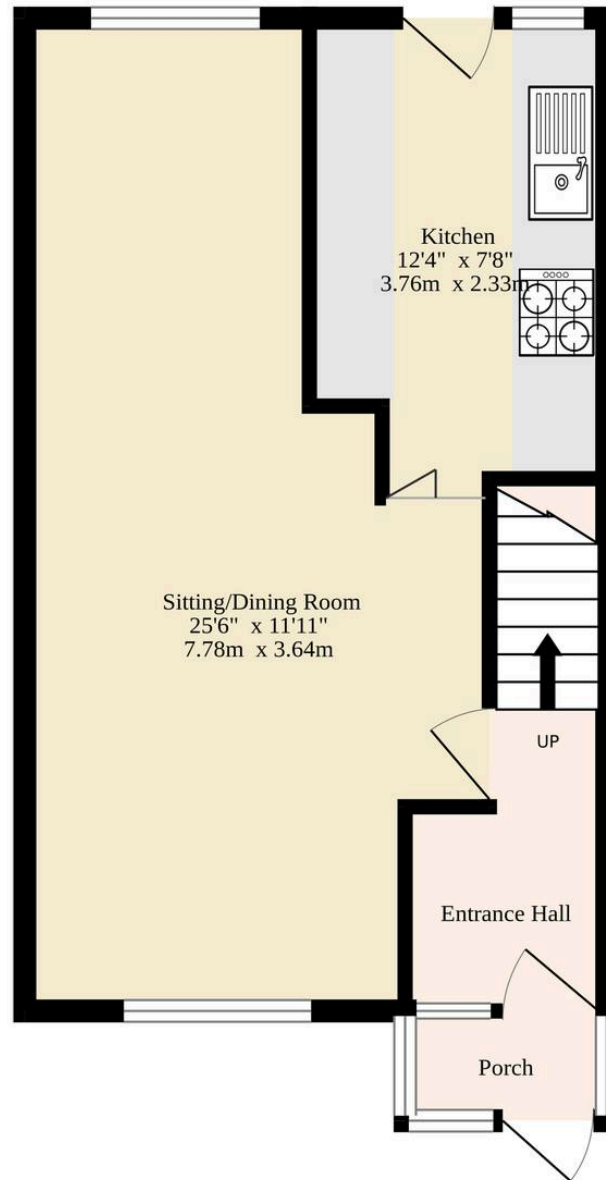
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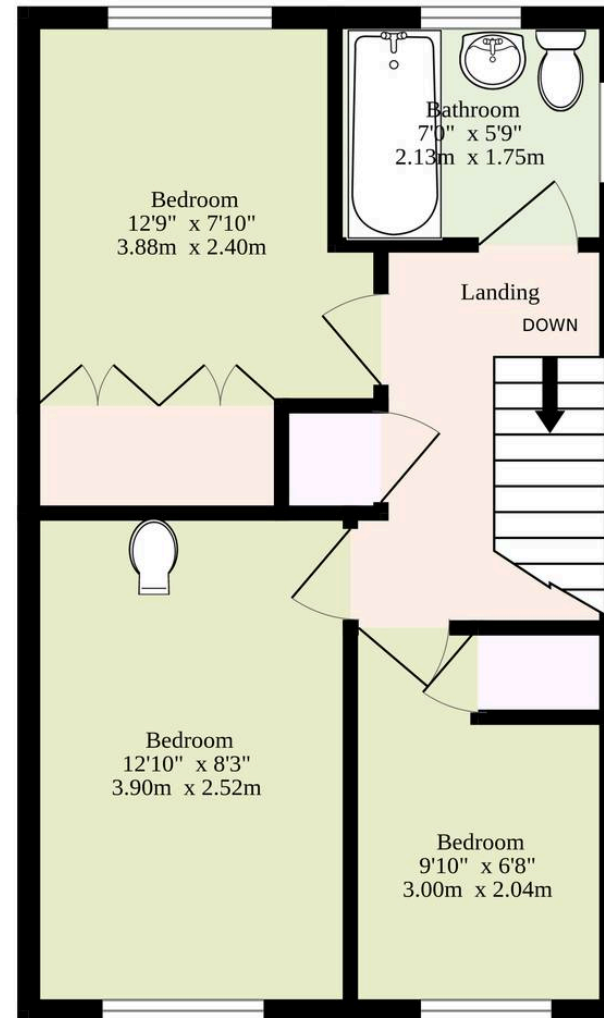
- Mid-terrace residence set within the vibrant market town of Beccles
- Perfect first home or investment purchase
- Spacious sitting/dining room inviting relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, under-counter areas for appliances and storage
- Three bedrooms and a bathroom, one bedroom flaunts a built-in wardrobe
- A covered seating area and a summerhouse, with the potential to convert into a home office, studio or workshop
- Private and secluded garden with a maintained lawn, a patio area and a vegetable patch
- Dropped curb to a driveway providing off-road parking, along with on-road parking
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
452 sq.ft. (42.0 sq.m.) approx.



1st Floor
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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