



28 Field View Gardens, Beccles

Guide Price £315,000

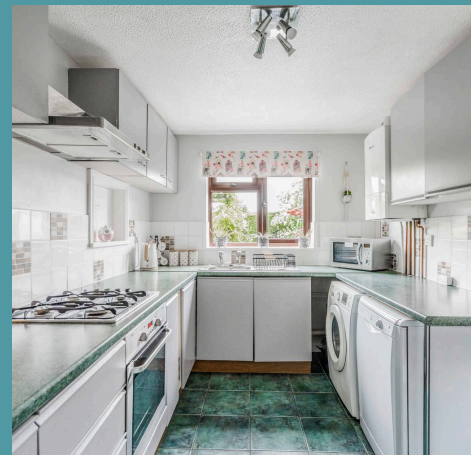
28 Field View Gardens

Beccles

Located at the end of a quiet cul-de-sac with breath-taking countryside views, this detached four-bedroom home in the lively market town of Beccles offers space, serenity, and endless potential. Whether you're dreaming of a stylish renovation or planning to extend (stpp), this property provides a fantastic blank canvas. With a spacious dual-aspect living area, en-suite master bedroom, and a beautifully maintained private garden, it's perfectly suited for family life. Complete with a detached garage, off-road parking, and close to all the town's amenities, this is a rare find ready to make your own.

Location

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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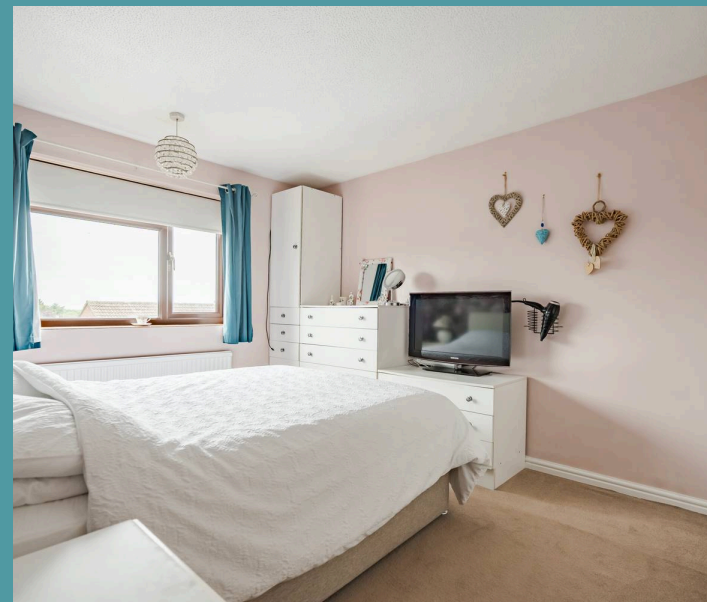
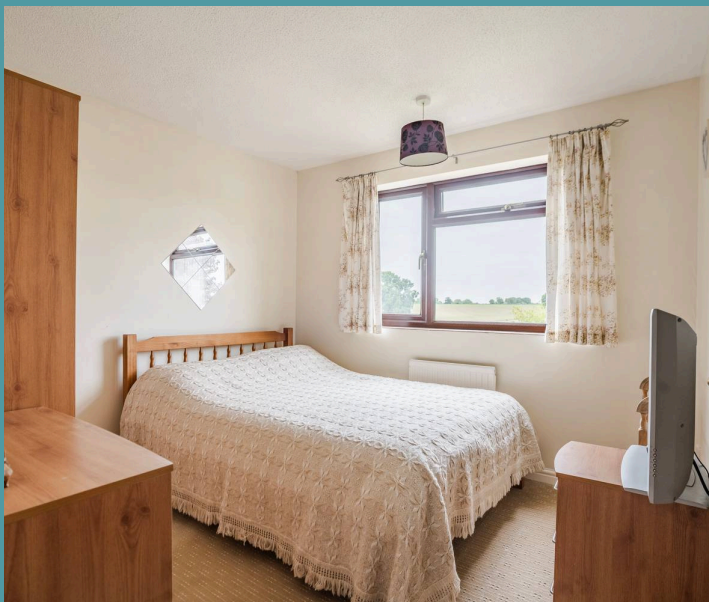
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Upon arrival, a storm porch provides a sheltered welcome, opening into a generous entrance hall that sets the tone for the home's spacious layout. A convenient ground floor WC is located just off the hallway.

The heart of the home is the impressive dual-aspect sitting/dining room, filled with natural light from windows to the front and French doors at the rear, perfect for both relaxed family time and entertaining guests, with easy access to the rear garden.

The kitchen is fitted with a range of wall and base cabinetry, offering ample storage and preparation space, to be able to cook your favourite meals. There is potential here for further modernisation to create a bespoke cooking space to suit your lifestyle.

Upstairs, the home offers four well-proportioned bedrooms, each with its own character and flexibility for family living, guests, or home working. The principal bedroom enjoys the benefit of a private en-suite, while a well-appointed family bathroom serves the remaining rooms.



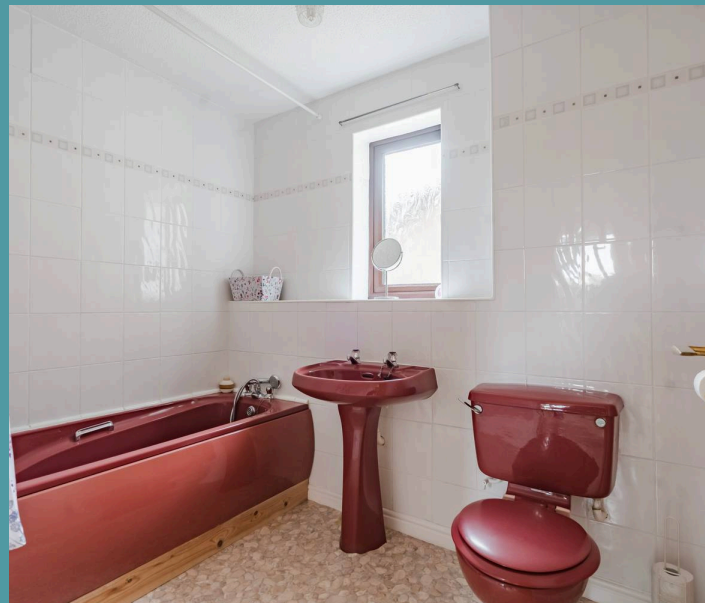
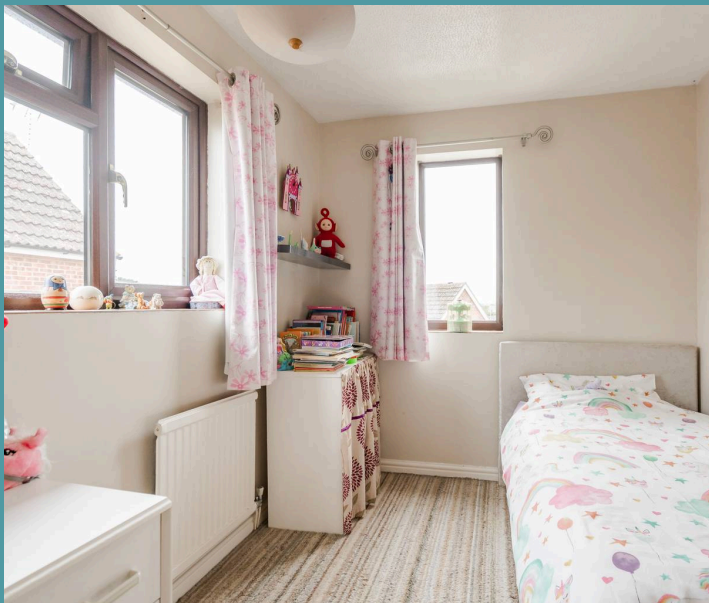


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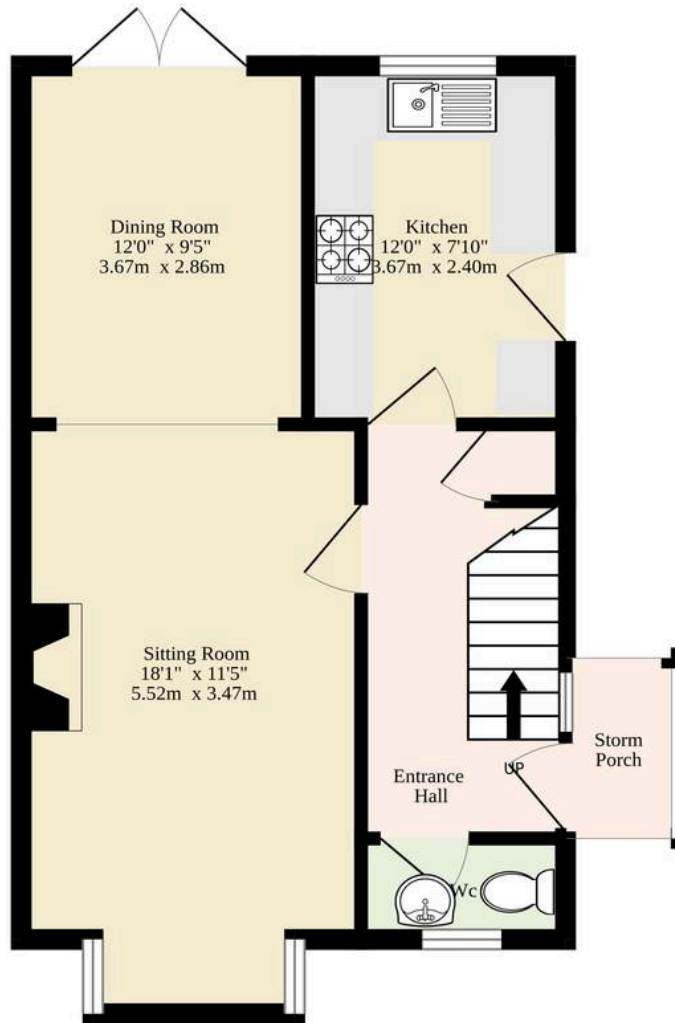
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The beautifully maintained rear garden is a true highlight, offering a wonderful sense of privacy and tranquillity. It features a well-kept lawn, mature planted borders, a patio area ideal for outdoor dining, as well as a greenhouse for gardening enthusiasts and a timber storage shed for added practicality. To the front, a paved driveway provides ample off-road parking, leading to a detached garage that adds further storage or workshop potential.

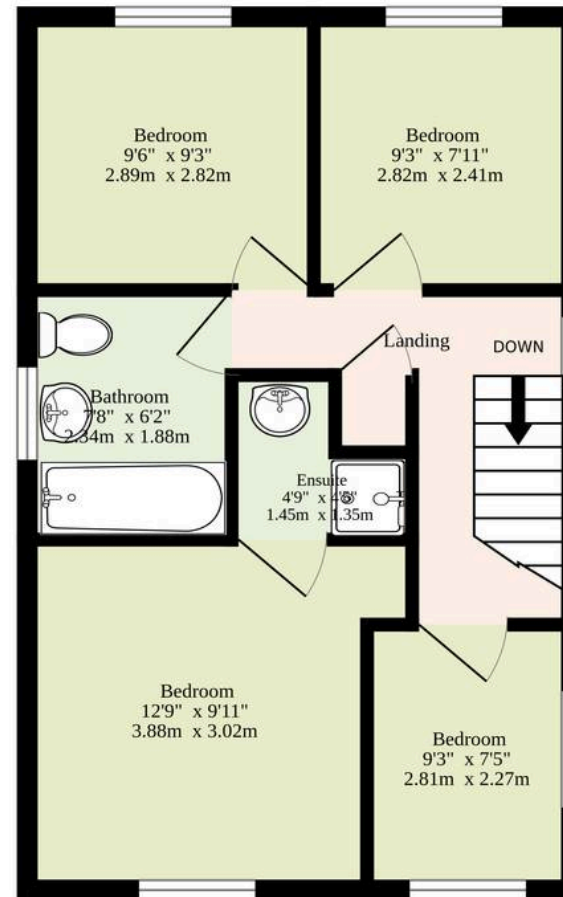
- Detached residence down a quiet cul-de-sac, in the vibrant market town of Beccles
- Ready for you to make your own, with the potential to renovate or extend (stpp)
- Sweeping countryside views at the rear of the residence, promising a peaceful setting
- Large dual aspect sitting/dining room, with French doors at the rear, inviting relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, appliances and storage
- Four bedrooms that vary in size, a private ensuite and a family bathroom
- Beautifully maintained and private garden, with a laid to lawn, planted beds, a patio area, greenhouse and a timber storage shed
- Paved driveway providing off-road parking and a detached garage for storage options
- Close to local shops, schools, healthcare facilities and transport links



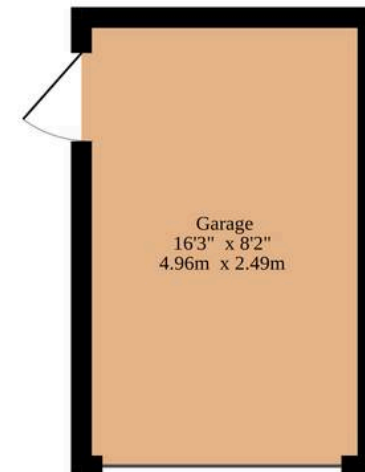
Ground Floor
508 sq.ft. (47.2 sq.m.) approx.



1st Floor
423 sq.ft. (39.3 sq.m.) approx.



Garage
132 sq.ft. (12.3 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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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