



## 34 Kemps Lane, Beccles

Guide Price £200,000

# 34 Kemps Lane

## Beccles

IN NEED OF RENOVATION THROUGHOUT... Unlock the potential of this end-of-terrace property in the heart of vibrant Beccles – a rare no-chain opportunity ideal for renovators or investors. Once believed to be two individual cottages, this spacious home offers scope to be reimagined as dual dwellings or transformed into a generous family residence...

### Location

Kemps Lane is a quiet residential street situated in the southern part of Beccles, a well-connected Suffolk market town on the edge of the Norfolk Broads. The lane enjoys a peaceful setting while being conveniently close to a range of local amenities. Just a short walk away, the bustling Beccles town centre offers an array of independent shops, supermarkets, cafés, and restaurants, providing everything from daily essentials to artisan goods.

For families, the area is well-served by reputable schools including Ravensmere Infant School and Sir John Leman High School, both within walking distance. Healthcare needs are met by the nearby Beccles Medical Centre and a local community hospital. The town also has several dental practices and pharmacies within easy reach.

Transport links are excellent, with Beccles railway station offering direct services to Lowestoft and Ipswich, and regular local bus services connecting to surrounding villages and towns such as Norwich and Bungay. For motorists, main roads like the A145 and A146 provide convenient access to the coast and regional hubs.





## 34 Kemp's Lane

Beccles

Currently configured as one substantial home, the property offers two generous reception rooms—perfect for relaxation and entertaining. A flexible dining room, which could easily become a second kitchen if the home were to be re-divided, adds to the property's versatility (stpp). The existing kitchen features charming original cabinetry, ready for you to restore or redesign to suit your tastes. A standout feature is the impressive 19ft conservatory, extending the reception space and inviting in natural light.

Upstairs, you'll find four well-proportioned double bedrooms, including a principal bedroom with its own en-suite. A ground floor bathroom adds further convenience and flexibility to the layout.

Outside, the substantial bisected rear garden is a true hidden gem. Whilst it is currently overgrown, it is bursting with potential and benefits an outbuilding and summerhouse with power; driveway to the front of the property provides off road parking.

**Agents note**

Freehold

Gas back boiler

Summerhouse - 3.45m x 2.06m

Upvc double glazed windows

**PROCEEDABLE BUYERS ONLY**

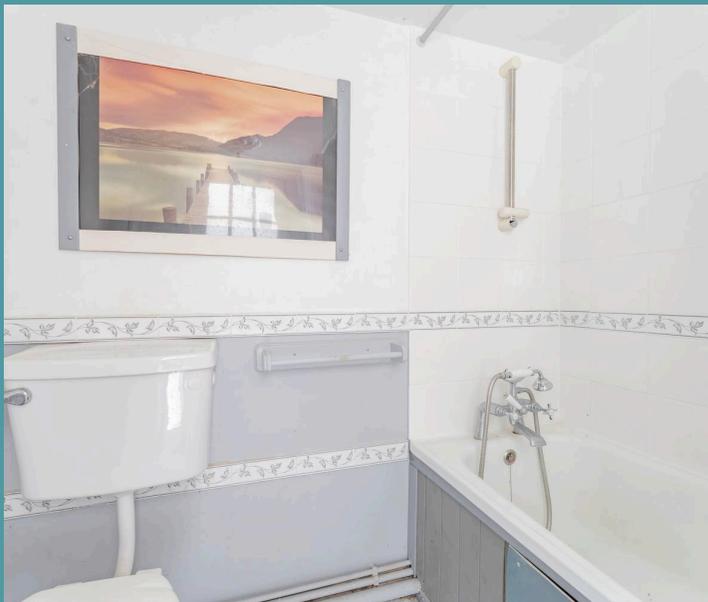




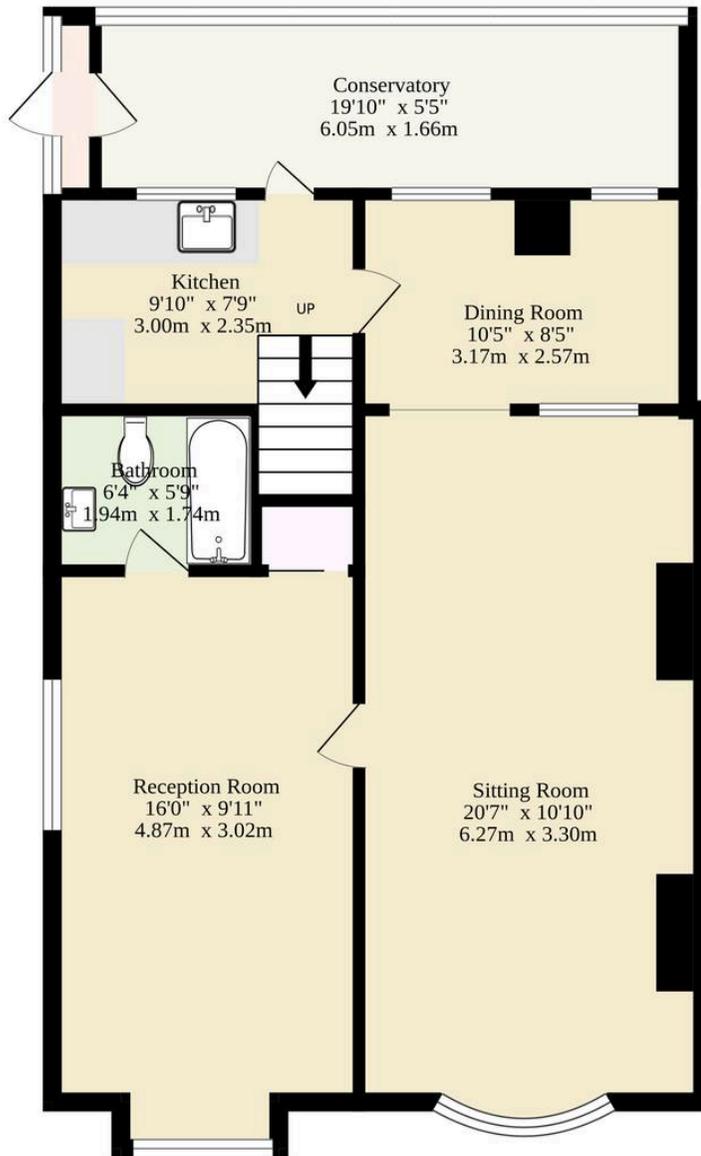
## 34 Kemps Lane

Beccles

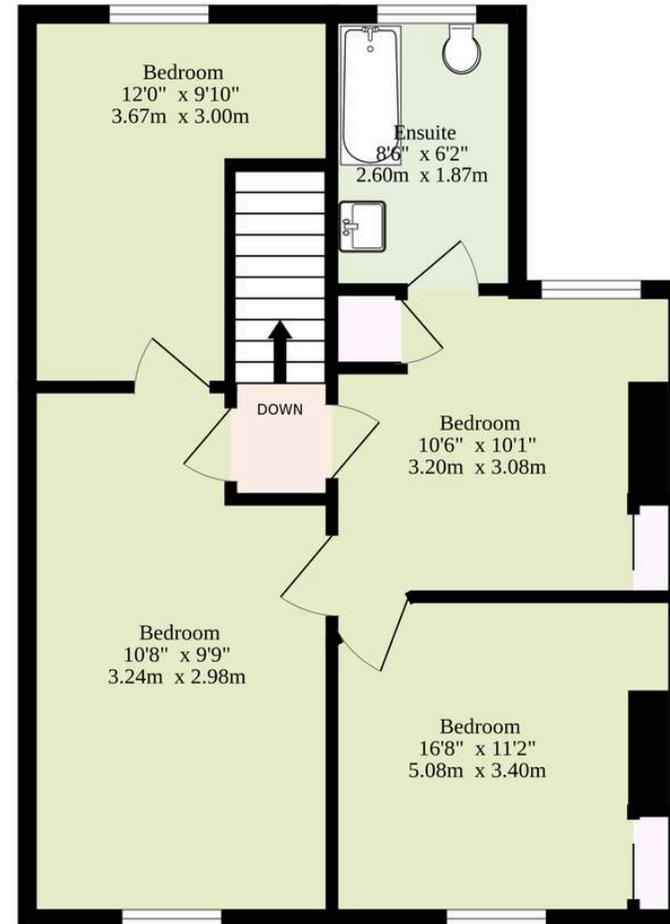
- No chain - Sold as seen!
- End of terrace residence positioned in the vibrant market town of Beccles
- Complete renovation opportunity!
- Believed to be two cottages in the past, with the potential to be converted back into two dwellings (stpp)
- Two spacious reception rooms
- Flexible dining room with the potential to be a kitchen if you were to convert it back to two dwellings (stpp)
- Kitchen fitted with original cabinetry, ready for you to personalise
- 19ft conservatory that extends the reception space
- Four double bedrooms, an en-suite and a ground floor bathroom
- Substantial bisected garden with a huge amount of potential, featuring an outbuilding and a summerhouse with power



**Ground Floor**  
689 sq.ft. (64.0 sq.m.) approx.



**1st Floor**  
566 sq.ft. (52.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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 ©2025

