



40 St. Benedicts Road, Beccles

Beccles



Minors & Brady



# 40 St. Benedicts Road

## Beccles

Set on a quiet street in the heart of Beccles, just moments from the town centre and the River Waveney, this mid-terrace home offers a relaxed and versatile lifestyle. The welcoming living and dining rooms are perfect for both unwinding and entertaining, while the well-equipped kitchen makes daily life effortless. Upstairs, three bedrooms, including a flexible space for a home office, nursery, or dressing room, adapt to your needs. Outside, a low-maintenance courtyard provides a peaceful retreat, complemented by on-road parking. With gas central heating, UPVC double glazing, and built-in storage, this home combines comfort, style, and everyday convenience.

- Mid-terrace positioned on a quiet road in the market town of Beccles, moments away from the town centre and the River Waveney
- Suitable choice for first-time buyers, small families or investors!
- Welcoming living room and a dining room, inviting relaxation and entertaining
- Kitchen equipped with quality appliances, an oven and areas for your own appliances
- Ground-floor bathroom comprising of a modern three-piece suite
- Three bedrooms, one being a flexible room that can be utilised as a home office, a dressing room or a nursery
- A private, low-maintenance courtyard with a pathway and a shingled area for seating
- On-road parking available
- Gas central heating system, UPVC double glazing and built-in storage







M&B



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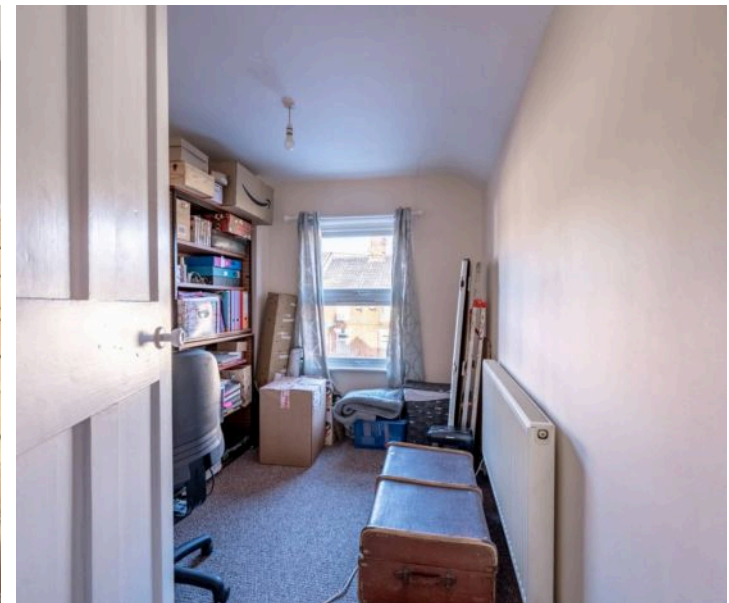
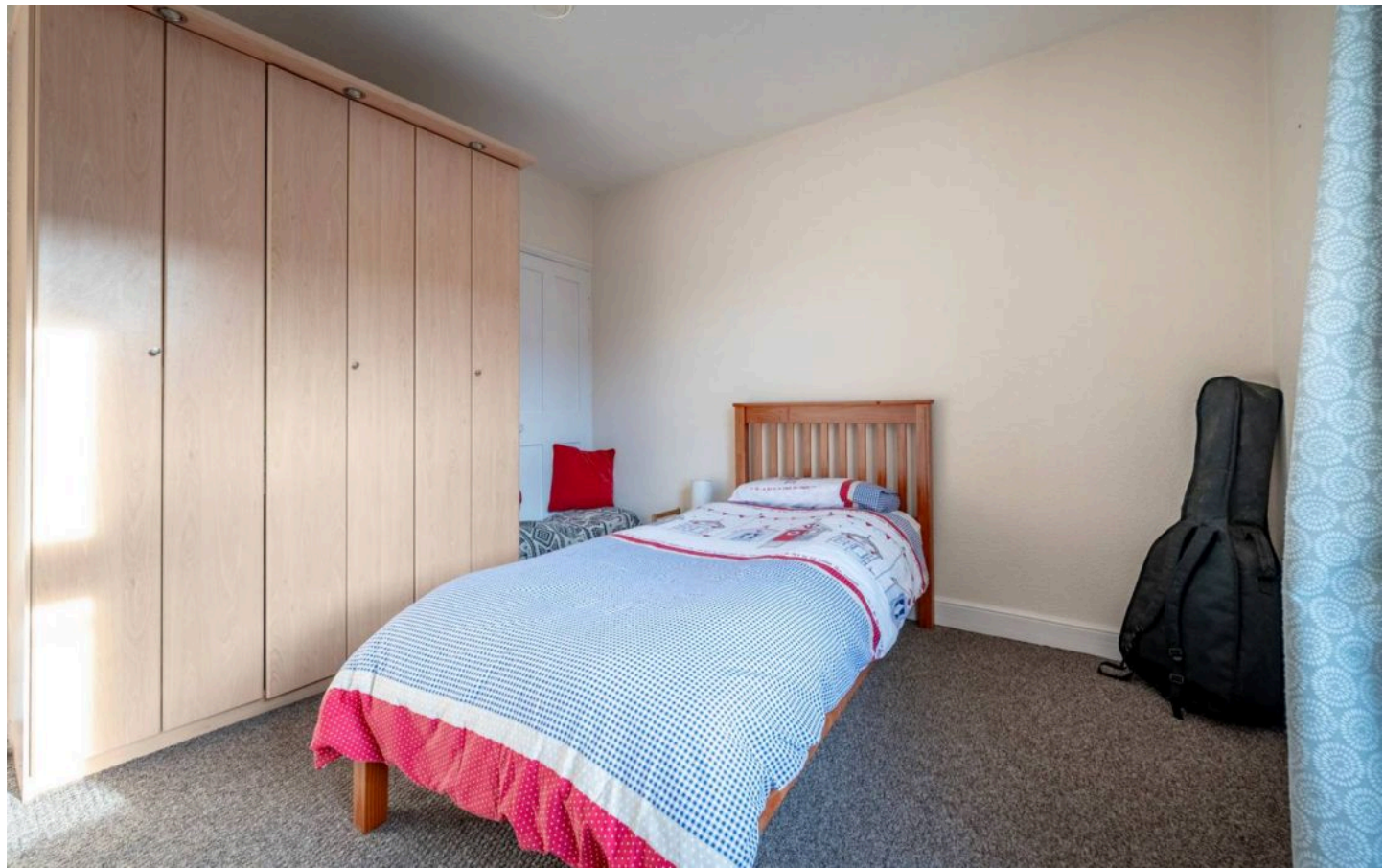
## Beccles

### Location

St. Benedicts Road is a well-established residential street situated in the market town of Beccles, Suffolk, just a short 10–15 minute walk from the town centre. Its location offers convenient access to the heart of the town, where a mix of independent shops, cafés, and essential services are available along the historic market streets, including a small supermarket, a bakery, and local specialist stores. Larger supermarkets are within easy reach, providing options for everyday shopping.

For families, the area is well-served by nearby schools. Ravensmere Infant School is immediately adjacent to the road, while The Albert Pye Community Primary School and St Benet's Catholic Primary School are all within a mile. Secondary education is accessible at Beccles High School and Sir John Leman High School, both less than two miles away, making school runs straightforward.

Transport links are strong for a town of this size. Beccles railway station is within walking distance, offering services to Norwich, Ipswich, and Lowestoft, and local bus routes connect the town to surrounding villages and towns. Major roads nearby, including the A146, provide easy car access to Norwich and Lowestoft.





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Step through the porch entrance, designed to keep outdoor wear neatly tucked away, and into the welcoming living room. Light-filled and versatile, this space provides the perfect setting for relaxing evenings or entertaining friends. Adjacent, the dining room offers a comfortable area for family meals or casual gatherings, flowing naturally from the living space.

The kitchen is thoughtfully equipped with quality appliances, including an oven, while leaving room for your own appliances, making daily life effortless and functional. Completing the ground floor, the modern bathroom features a three-piece suite and a heated towel rail, combining style with practicality.

Upstairs, three bedrooms provide flexible options to suit your lifestyle. One room can serve as a home office, dressing room, or nursery, adapting easily to your needs.

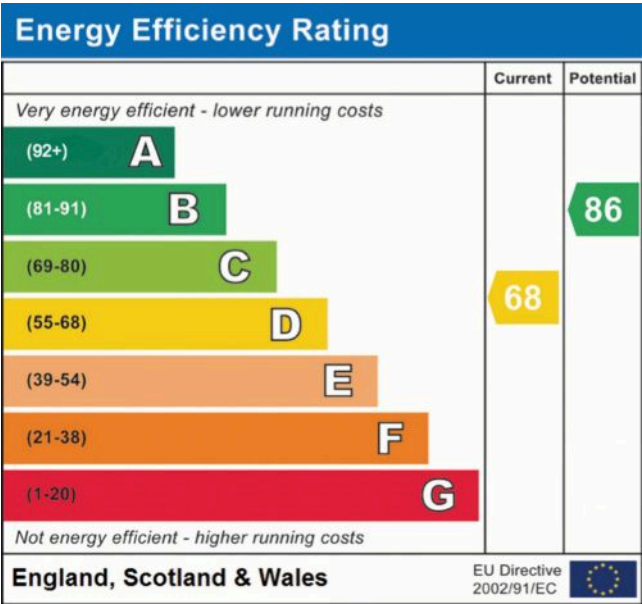
Outside, a private courtyard offers a low-maintenance retreat with a pathway and shingled seating area, perfect for morning coffee or evening relaxation. On-road parking is available for convenience.

This property presents a ready-to-enjoy home in a sought-after location, close to the amenities of Beccles and the charm of the River Waveney.

## Agents Note

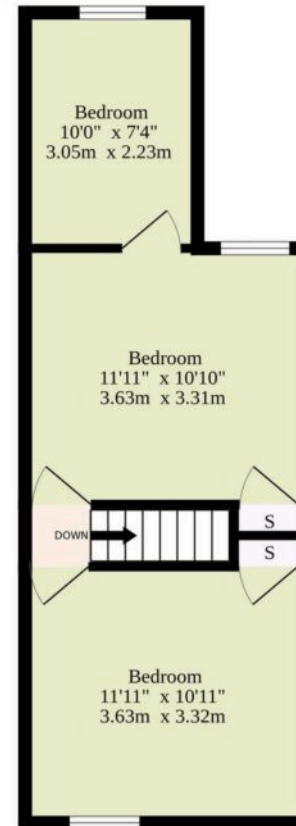
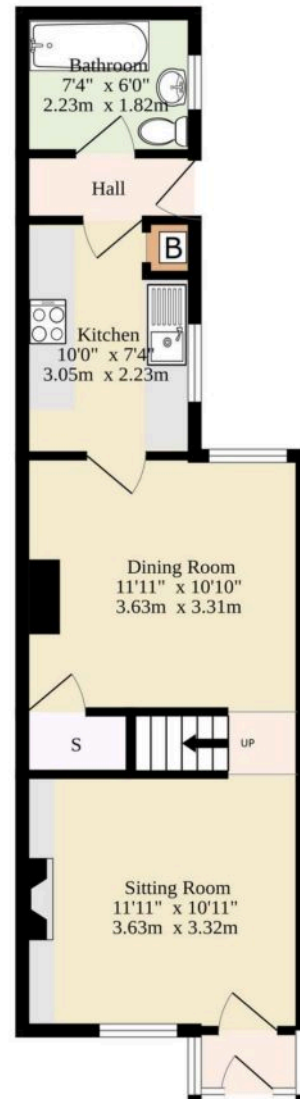
Freehold

Connected to all mains services.



Ground Floor  
298 sq.ft. (27.7 sq.m.) approx.

1st Floor  
298 sq.ft. (27.7 sq.m.) approx.



Sqft Excludes Bathroom

TOTAL FLOOR AREA : 596 sq.ft. (55.4 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.  
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[oultonbroad@minorsandbrady.co.uk](mailto:oultonbroad@minorsandbrady.co.uk)



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

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