



2 Bungay Road, Shipmeadow
Beccles

Minors & Brady



2 Bungay Road

Shipmeadow, Beccles

Life at this semi-detached home in Shipmeadow is defined by space, light, and versatility. From relaxed mornings in the L-shaped kitchen and dining area to quiet evenings by the wood burner, it adapts effortlessly to the rhythm of family life. The home offers four bedrooms, including a principal suite with en-suite, a ground-floor room suitable as a study or playroom, and a contemporary family bathroom. Outside, the garden extends the living space with a raised patio, lawn, summerhouse, and storage sheds, while a paved driveway and detached garage provide practical convenience. Set in a quiet village location between Beccles and Bungay, the property combines adaptable living with access to local amenities and the surrounding countryside.



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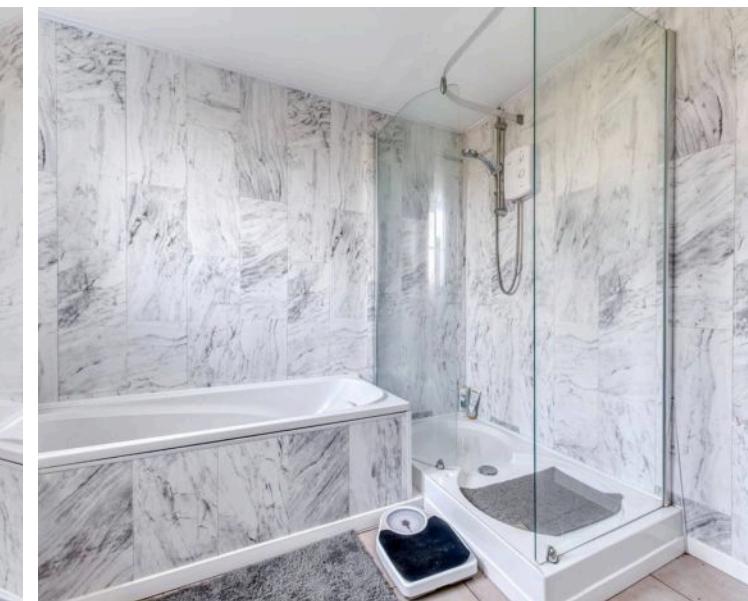


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2 Bungay Road

Shipmeadow, Beccles

- Semi-detached residence proudly positioned in the sought-after village of Shipmeadow
- Quiet location in-between the market towns of Beccles and Bungay, offering a wide range of amenities
- Suitable family home offering a spacious and easy-flowing layout that can adapt to your own preferences and style
- Comfortable living room with a front-facing window and a cosy wood burner, inviting relaxation and entertaining
- L-shaped, open-plan kitchen/dining room, with French doors that open out to the garden, ideal for everyday living and hosting
- Kitchen is equipped with quality cabinetry, a range oven, an integrated dishwasher, plumbing for washing appliances and a fridge/freezer
- Four bedrooms across both floors, one of which is located on the ground-floor and has the flexibility to be a home office or a playroom
- Ground-floor bathroom comprising of a contemporary four-piece suite and an en-suite for privacy
- Extensive garden offering endless possibilities, featuring a raised patio for seating, a sweeping lawn, a large summerhouse/outbuilding and multiple storage sheds
- A paved driveway providing off-road parking and a detached garage for storage options



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Location

Bungay Road runs through the sought-after village of Shipmeadow, a peaceful, rural settlement nestled between the market towns of Beccles to the east and Bungay to the west. While Shipmeadow has limited amenities within the village itself, both nearby towns provide everything residents need for daily life. Beccles offers supermarkets, independent shops, cafés, and a weekly market, while Bungay has a selection of local stores, food producers, and pubs, giving residents easy access to both everyday essentials and leisurely outings.

Families in the area have convenient access to schools, including Bungay High School for secondary education and primary schools in both Bungay and Beccles, such as St. Mary's Primary and St. Benet's Primary, all reachable within a short drive. Transport links are straightforward: the B1062 provides a direct road connection to both towns, and regular local bus services connect the village to surrounding areas. The nearest railway station is in Beccles, offering connections to larger regional hubs and beyond.

Life along Bungay Road balances rural calm with practicality. Residents can enjoy the quiet village environment and scenic countryside walks, while being just minutes from shops, cafés, schools, and cultural amenities. Proximity to the River Waveney and surrounding Broads countryside also offers recreational opportunities like boating, fishing, and cycling, making the area appealing for those who value both convenience and a slower pace of life.



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This semi-detached residence is proudly positioned in the sought-after village of Shipmeadow, in a quiet location between the market towns of Beccles and Bungay, both offering a wide range of amenities including shops, cafes, and schools. Ideal as a family home, it offers a spacious and adaptable layout that can be tailored to your lifestyle and personal style.

The entrance hall is bright and welcoming, with an under-stairs cupboard providing convenient storage. The front-facing living room, featuring a cosy wood burner, offers a comfortable space for relaxing or entertaining, with natural light filling the room throughout the day.

The L-shaped, open-plan kitchen and dining area forms the heart of the home, with French doors opening onto the garden, seamlessly connecting indoor and outdoor living. The kitchen is well-equipped with quality cabinetry, a range oven, integrated dishwasher, plumbing for a washing machine, and space for a fridge/freezer, offering both style and practicality for everyday life.

The ground-floor bathroom features a contemporary four-piece suite, including both a bathtub and a shower cubicle. A versatile ground-floor room can serve as a home office, playroom, or guest bedroom, providing flexibility to suit your needs.



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Upstairs, three further bedrooms include a principal suite with a private en-suite, offering comfort and privacy, while the additional bedrooms are generously proportioned and adaptable for family or hobby use.

The extensive garden offers significant potential, with a raised patio area ideal for outdoor dining and a sweeping lawn providing plenty of space for children or pets. A large summerhouse or outbuilding could be used as a studio, workshop, or cosy garden retreat, complemented by multiple storage sheds. From the rear garden, views extend across open fields, creating a pleasant and natural backdrop.

Practical features include a paved driveway providing off-road parking and a detached garage, offering additional storage or workshop space.

With its combination of flexible living spaces, outdoor potential, and location within one of the area's most desirable villages, this property presents a wonderful opportunity for family life in a semi-rural setting.

Agents Note

Freehold

Oil central heating

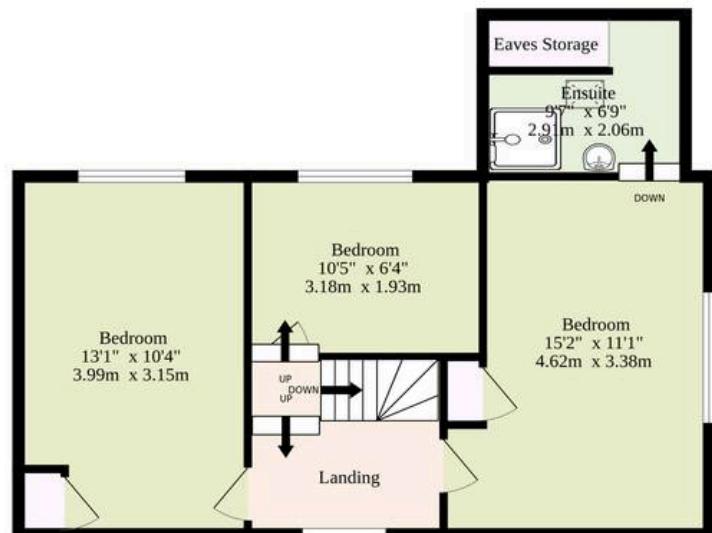


M&B —

Ground Floor
984 sq.ft. (91.4 sq.m.) approx.



1st Floor
548 sq.ft. (50.9 sq.m.) approx.



Total Sqft Includes The Garage

TOTAL FLOOR AREA : 1532 sq.ft. (142.3 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



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

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