



89 Grove Road, Beccles

Prices From £475,000

89 Grove Road

Beccles

This Edwardian semi-detached residence is a testament to timeless elegance and practical design, offering spacious accommodation, original character features, and a convenient location that caters to modern living requirements. Exuding warmth and charm throughout, this property presents a unique opportunity to own a piece of history while enjoying the comforts of contemporary living.

LOCATION

Beccles is a charming market town nestled in the heart of Suffolk, offering an idyllic location that combines convenience with natural beauty. Situated within easy reach of the town centre, residents can enjoy a plethora of shops, restaurants, schools, pubs, and supermarkets, catering to their everyday needs.

The town's local bus station provides seamless transportation to nearby destinations like Lowestoft, Norwich, and the quaint villages dotted around the area. With the Waveney River flowing through its heart, Beccles presents picturesque views and delightful scenic walks. The local train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick within easy driving distance, making it an appealing and captivating place to call home.



89 Grove Road

Beccles

Step inside where you are instantly greeted by a welcoming entrance hall. Positioned at the front of the residence are two pleasant reception rooms, filled with an abundance of natural light, where you can showcase your most comfortable furniture and decorative items.

At the heart of the homes lies an open-plan kitchen/breakfast room, ensuring effortless interaction when hosting occasions and everyday family living. It is well-equipped with fitted units and appliances, only two years old, to be able to enhance your cooking experience, with ample amount of space for your dining set-up to encourage gatherings with loved ones. The addition of a utility room is ideal for your extra storage space and your laundry essentials. Located on the ground floor is a shower room, for added convenience and practicality.

This remarkable property features a total of five bedrooms, thoughtfully distributed across both floors to ensure privacy and functionality for residents. One of which has the versatility to be a dressing room, bedroom or office, if your looking to work from home. The bathroom comprises of a three piece suite, accommodating all family members and guests.





89 Grove Road

Beccles

Externally, the property offers a low maintenance enclosed garden, providing a private outdoor retreat ideal for relaxation and entertainment. A driveway adds to the convenience of the property, offering off-road parking for residents and guests alike.

AGENTS NOTES

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas fired central heating

Council Tax Band: B

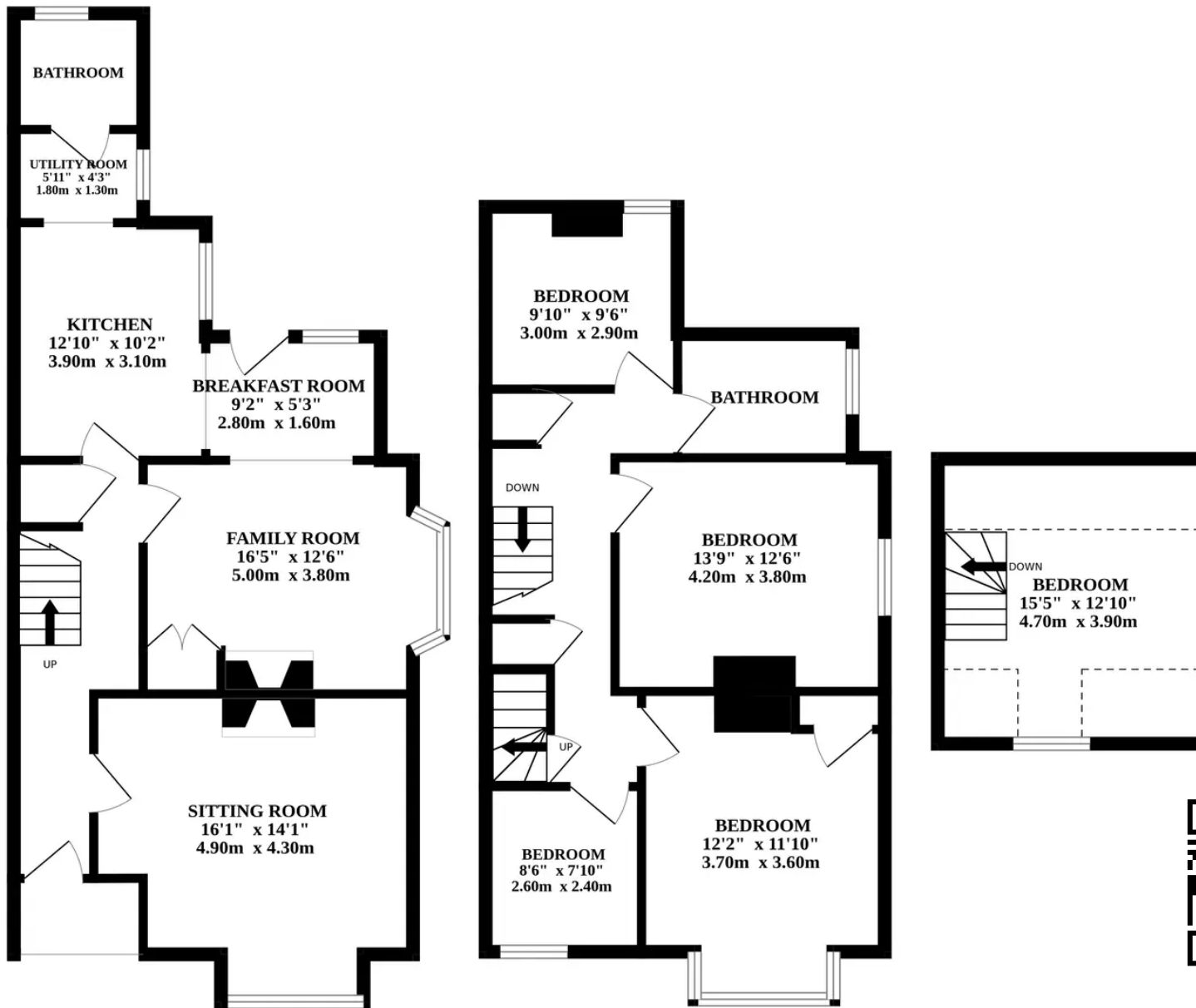
- EDWARDIAN SEMI-DETACHED RESIDENCE
- OBTAINING THE PROPERTIES ORIGINAL CHARACTER FEATURES
- SPACIOUS ACCOMMODATION ACROSS THREE FLOORS
- TWO COMFORTABLE RECEPTION ROOMS
- OPEN-PLAN KITCHEN/BREAKFAST ROOM - UTILITY ROOM
- FIVE BEDROOMS ACROSS BOTH FLOORS
- GROUND FLOOR SHOWER ROOM & BATHROOM
- LOW MAINTENANCE ENCLOSED GARDEN
- DRIVEWAY OFFERING OFF-ROAD PARKING



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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 ©2024