



85 Ingate, Beccles

Minors & Brady



85 Ingate

Beccles

Just a short stroll from the heart of Beccles, this charming chain-free mid-terrace home offers the perfect opportunity to step straight into town-centre living. Beautifully presented and ready to move into, the property showcases an appealing mix of character features and modern comforts, including a light-filled living room with a feature fireplace, a well-equipped kitchen with integrated appliances, a contemporary bathroom and three versatile bedrooms. Outside, the private rear garden has been designed for easy maintenance, featuring a patio, artificial lawn and decked seating area, creating an inviting space to relax and entertain. Ideally suited to first-time buyers, investors or those seeking a convenient lifestyle close to local amenities, this is a home that is ready to be enjoyed from day one.

Agents Note

This property will be sold freehold.



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Ingate is situated within the sought-after market town of Beccles, offering a convenient residential setting with easy access to a wide range of local amenities. The town is highly regarded for its historic character, riverside setting, and strong sense of community.

Residents benefit from an excellent selection of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the town. Beccles' attractive town centre is home to a variety of independent retailers and everyday amenities, contributing to the town's traditional market town appeal.

The area offers excellent opportunities for outdoor enjoyment, with riverside walks along the River Waveney, nearby parks, and open green spaces. Beccles Quay provides access to the Southern Broads and a variety of leisure activities, whilst the surrounding countryside offers attractive walking and cycling routes.

The town enjoys excellent transport connections, with Beccles railway station providing regular services to Lowestoft, Ipswich, and Norwich. Road links via the A146 and A145 offer convenient access to the wider Norfolk and Suffolk region.



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Offered for sale with no onward chain, this attractive mid-terrace residence enjoys a highly convenient position just moments from the vibrant heart of Beccles, where an excellent selection of independent shops, cafés, restaurants and everyday amenities can be found.

Presented in move-in ready condition, the property showcases a pleasing contrast of modern finishes and character features, creating a welcoming home suited to a variety of purchasers.

The accommodation begins with an entrance hall that provides an inviting introduction to the home, offering access to the principal ground-floor rooms and setting the tone for the well-maintained interiors throughout.

Positioned at the front of the property, the living room is a warm and welcoming space flooded with natural light from the front-facing window. Thoughtfully presented, the room retains an appealing sense of character, centred around a feature fireplace which serves as an attractive focal point.

Beyond, the kitchen forms the practical heart of the home and has been fitted with a range of quality cabinetry, providing excellent storage and preparation space. Designed with functionality in mind, it incorporates an integrated oven and dishwasher, alongside designated areas for additional appliances. The layout allows for efficient day-to-day living while maintaining an attractive and contemporary appearance.



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Completing the ground floor is the bathroom, which has been finished to a contemporary standard. The suite comprises a bath with shower arrangement, wash hand basin and WC, all complemented by modern fixtures and fittings to create a stylish and practical environment.

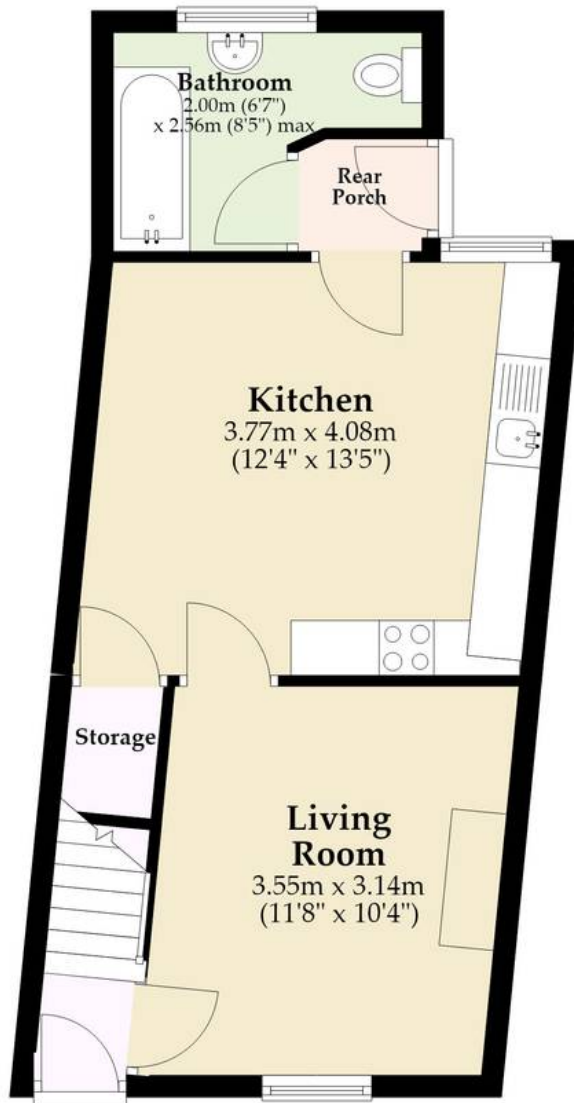
Ascending to the first floor, the landing provides access to all bedroom accommodation. The home's three bedrooms offer flexibility to suit a range of lifestyle needs. The third bedroom provides further versatility and could easily function as a home office, dressing room, nursery or hobby space, depending on individual requirements.

Outside, the rear garden has been thoughtfully designed to minimise maintenance while maximising enjoyment. Immediately adjoining the property is a small patio area, a section of artificial lawn offers year-round practicality and visual appeal, while a decked terrace provides a seating area. Enclosed and private, the garden creates an attractive extension of the internal living space without the demands of extensive upkeep.



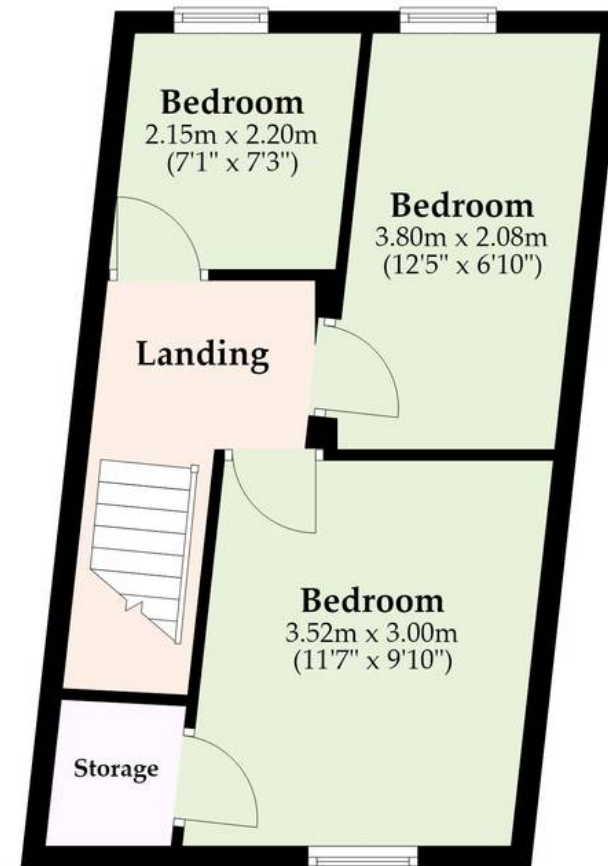
Ground Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.2 sq. feet)



Total area: approx. 67.3 sq. metres (724.5 sq. feet)

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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.

Plan produced using PlanUp.

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Your home, our market

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