



11a Puddingmoor  
Beccles | Suffolk | NR34 9PL

FINE & COUNTRY

# APPEAL OF THE TOWN



“On one of the town’s most sought-after streets, the river and lido both nearby, you’ll find this appealing modern home, with much more to offer than first meets the eye. Bright and spacious within, there’s no work to do, and the beautiful conservatory is the perfect place to unwind. A pretty walled garden, garage and carport – a lovely all-rounder and wonderful place to reside!”







- An Immaculately Presented Detached House, located along one of the Most Desirable Roads in Beccles
- Three Bedrooms, Two Bathrooms/Shower Rooms
- Two Bedrooms are on the Ground Floor with a Shower Room
- Principal Bedroom and Family Bathroom on the First Floor
- Sitting/Dining Room, Kitchen/Breakfast Room and Large Conservatory on the First Floor
- Beautiful Low Maintenance Garden
- Garage and Carport with Off Road Parking
- Easy Walking Distance to the River, The Lido and Amenities in the Town Centre
- The Accommodation extends to 1,687sq.ft
- No Onward Chain
- Energy Rating: D

This deceptively spacious modern home sits on one of the most desirable streets within the charming market town of Beccles. A stone's throw from the river and the popular public lido, it's perfectly situated for the very best of Beccles. It's also in immaculate condition, having been regularly updated and improved over the years. And it comes with both private undercover parking and a small but attractive garden.

#### Step Right In

Home to the owner since 1997, this has been a happy place indeed and it's easy to see why. As you approach the property, the road is attractive and inviting. Step through the front door and straight away you have a sense of how light and welcoming this home can be. Two double bedrooms sit one on either side of the hallway, sharing a shower room between them. You then have access to the garage and carport – so when you come home and park, you don't need to set foot outside to bring your shopping in. Handy for escaping that lovely British rain!

#### A Welcoming Home

Upstairs, there's a further double bedroom and family bathroom, plus a very generous, triple aspect sitting room with French doors and a Juliet balcony. This is a room so bright and comfortable, it's a lovely place either to relax or for entertaining. There's also a spacious kitchen breakfast room leading on to a beautiful conservatory that looks out over the garden. This makes the kitchen a very sociable room too, with the option of seating or dining in the conservatory. This is a fantastic addition to the accommodation and adds real flexibility. The garden beyond is small but attractive, easy to maintain and a lovely sheltered sunny spot to enjoy.

#### The Perfect Location

It's unusual having a garage when you're in the centre of a town full of quaint period buildings lining the streets. Not only that, but here you have a carport too! You're within easy walking distance of all the amenities this pretty market town has to offer, so you can stroll to the river for a walk, or get the ferry to row you over to neighbouring Geldeston for a meal at the popular pub. Take a dip in the lido on a hot summer's day, or have a drink by the water. There are cycle paths, cafes, a highly-regarded deli, pizza place and more. Beccles is a town with a strong sense of community. There's a weekly market, annual duck race, beer festival, pantomime and more, so there's plenty of opportunity to meet people if you're new to the area, or to deepen your roots. Another thing about Beccles is that while you're within the Broads, you're also very close to the coast, so you can explore the delights of Southwold, Dunwich and the like. The town even has a train station, for travel up to Norwich via Lowestoft or down to London, via Ipswich.









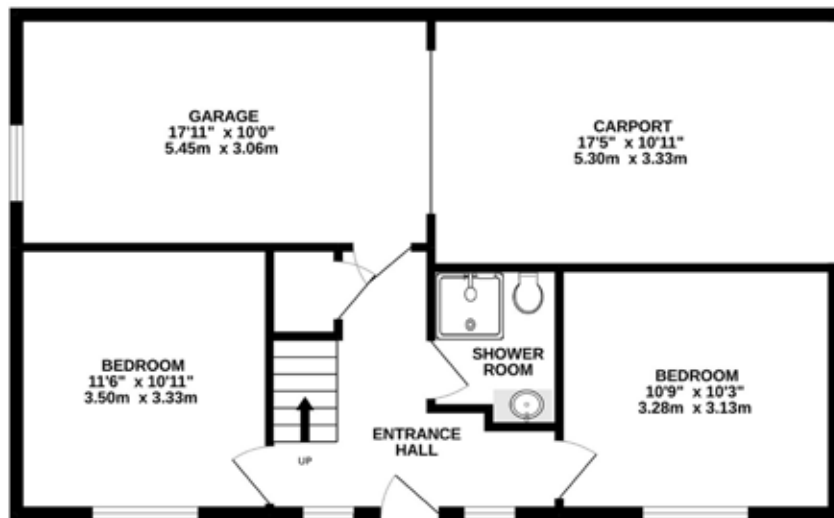




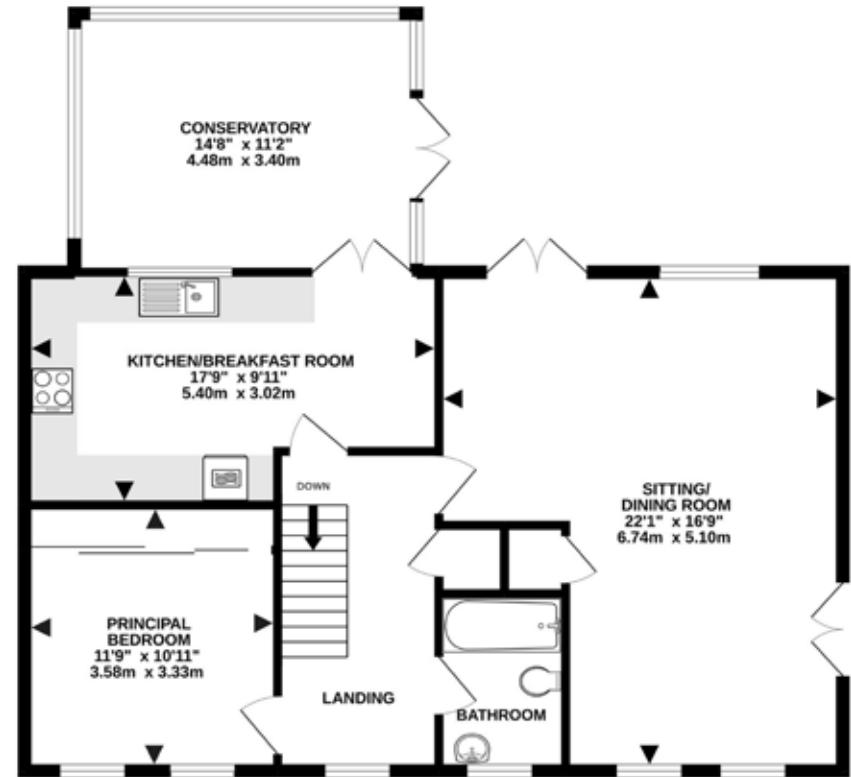








**GROUND FLOOR**  
761 sq.ft. (70.7 sq.m.) approx.



**1ST FLOOR**  
926 sq.ft. (86.0 sq.m.) approx.

**TOTAL FLOOR AREA : 1687 sq.ft. (156.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On Your Doorstep...

Beccles is a delightful market town in the county of Suffolk. It offers a variety of local facilities including cafés, public houses, restaurants, independent boutiques and large chain supermarkets as well as a local theatre and other cultural and leisure amenities. It also benefits from several schools covering all age groups from Primary to High School age. The town sits on the edge of the Norfolk Broads National Park, alongside the stunning River Waveney.

### How Far Is It To...

Beccles is 11 miles to the north of Halesworth. The beautiful cathedral city of Norwich lies 18 miles to the north west, with the coast 10 miles to the east. You are also a short drive to the popular seaside town of Southwold which lies 13 miles to the south east. Beccles is on the mainline rail link to Ipswich and on to London Liverpool Street. Local bus services run to Norwich, Halesworth and other destinations.

### Directions

When leaving Beccles town centre, from New Market, turn left onto Ballygate and continue to the end of the road. Turn right on to Bungay Road and take the next right onto Puddingmoor. The property will be found on the right hand side before the Lido.

### What Three Words Location - [lottery.hologram.trooper](http://lottery.hologram.trooper)

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property's exact location.

### Services and District Council

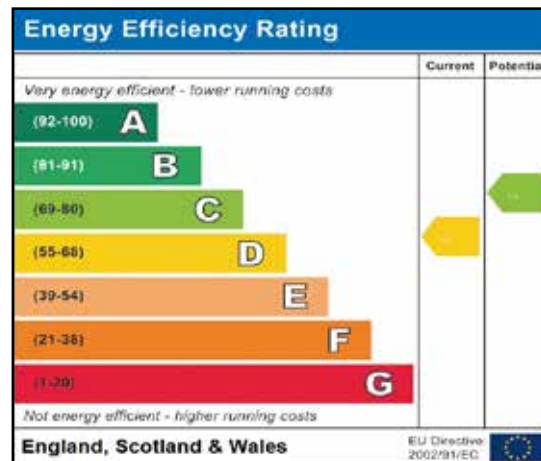
Gas Central Heating, Mains Water, Mains Drainage  
East Suffolk Council - Council Tax Band E

### Tenure

Freehold



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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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