



17 Will Rede Close  
Beccles | Suffolk | NR34 9HW

# PERFECTLY PLACED



“Beccles is a town known for its pretty winding streets lined with period homes,  
beautiful riverside location and its vibrant and active community.

This house allows you to enjoy all of these, in an easy, low-maintenance property, on a no-through road, with a lovely outlook.

Walk to the shops, the station and the lido, make the most of the town,  
then stroll back home and enjoy the peace and quiet in this lovely private position.”











- A Well Presented Detached Bungalow conveniently located within Walking Distance to Beccles Town Centre
- Two Bedrooms; Wet Room and Further Separate WC
- Kitchen/Breakfast Room
- Sitting Room/Dining Room; Conservatory
- Single Garage and Off Road Parking
- Low Maintenance Rear Garden and Shingled Borders to the Front
- The Accommodation extends to 1,010sq.ft
- EPC Rating: C

Life in the Waveney Valley has much to recommend it. There's so much to do, spectacular countryside and coast on the doorstep, good transport links by road and rail, and more besides. The current owner moved into the area to be nearer family – and has happily stayed here ever since after falling in love with the town and the lifestyle.

#### Putting Down Roots

Built in 1999, this modern single-storey home has been in the same ownership since new – a testament to the comfortable and welcoming nature of the property and the highly desirable position. Tucked away right at the end of a quiet cul-de-sac, there's no passing traffic and the garden here is very private, while the outlook over a green area is very appealing. The owner was drawn here by all of these things and has enjoyed living on this attractive small development on the outskirts of this lovely market town.

#### Welcome Home

As you enter the property, you'll find the bedrooms to one side and the living accommodation on the other. Both bedrooms are doubles, roughly equal in size, and both have useful built-in storage. The master overlooks an area of lawn across the drive, while the second bedroom overlooks the private garden. On the other side of the property, there's a very bright and spacious sitting and dining room, with a south-facing bay to the front. The room is I-shaped in nature and divides nicely into the two areas. The dining area leads on to the kitchen, which itself has room for a small table. The owner has added a conservatory off the dining area and facing west. This is a lovely room in which to enjoy the afternoon and evening sun when it's not warm enough to be outside. The garden has been designed to be easy to care for and is neat and secluded – a nice place to sit out and relax. It's so quiet here too, as there's only one property past this one, so your neighbours will be the only ones passing by.

#### Easily Accessible

You're spoilt for choice in Beccles – it has everything. You can stroll to the river for a walk, or hop on the ferry over to the pub for a meal. The town lido is always popular and you can buy a membership. There are walks and cycle paths aplenty and nearby parks to explore, where you can walk your dog or where children can play. Beccles offers a choice of shops and places to eat, has sought-after schools, and even has a train station for travel up to the historic city of Norwich or down to London via Ipswich. While you don't need a car here, the property does have a garage and driveway. This also means you can head over to the glorious coast whenever you fancy, with Southwold, Dunwich, Lowestoft and more within easy reach.





















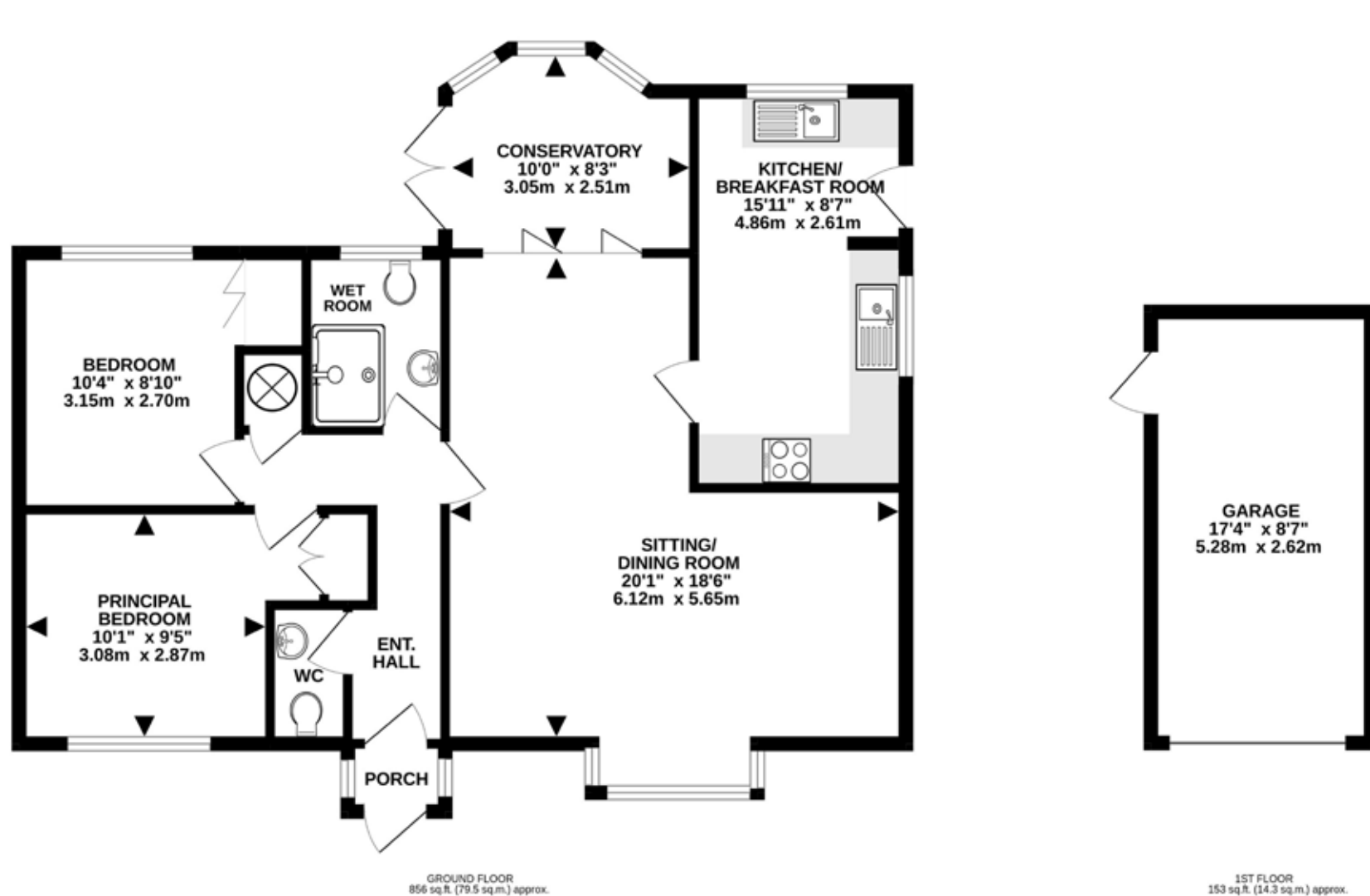












**TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.**

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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...

Halesworth is 11 miles to the south of Beccles. 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 left on to St Marys Road and at the traffic lights turn right onto London Road. Follow this Road till you reach Richard Crampton Road and turn left. Will Rede Close will be found on the left hand side. Follow this road all the way around until you reach number 17 through a private drive.

### What Three Words Location - detection.majoring.tourist

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

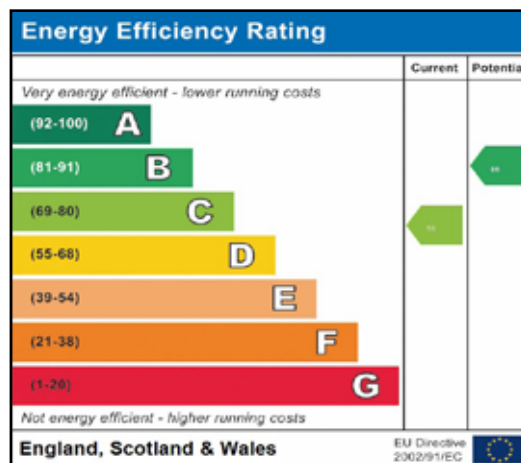
Gas Central Heating, Mains Water, Mains Drainage  
East Suffolk Council - Council Tax Band C

### Tenure

Freehold



Fine & Country Waveney Office  
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# FINE & COUNTRY

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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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