



4 Cliff Cottages
Puddingmoor | Beccles | Suffolk | NR34 9PP

FINE & COUNTRY

GOING UP IN THE WORLD



“In the heart of the pretty town of Beccles, this period home has had a modern makeover, with effortless contemporary finishing throughout. In addition to the well-proportioned accommodation, you have small front and rear gardens, plus a fabulous roof terrace, overlooking the lido, church, river and marshes. The perfect place for parties and for soaking up the sun, this highly unusual feature is a real standout!”



KEY FEATURES

- A Beautifully Presented and Unique Townhouse with River Views, located within Walking Distance to Beccles Town Centre
- Stunning Views from the 2nd Floor Entertaining Roof Terrace
- Benefitting from Three Bedrooms with the Principal and Second Bedroom having Enviably Views
- Bathroom and Separate Wet Room plus Ground Floor WC
- Kitchen/Dining Room with Bi-Fold Doors to the Courtyard Garden
- Sitting Room with Attractive Fireplace
- 2x Parking Spaces (Rented)
- The Accommodation extends to 1,165sq.ft
- Energy Rating: D

If you love the convenience of life in town but you also want your own space and seclusion, this will hit the spot. Walking distance from all amenities, the train station and regular bus services, you don't even need a car here, but when you're relaxing at home, you feel on top of the world, hidden from passers-by on your roof terrace, with far reaching, eye-catching views.

Beautifully Bespoke

This cottage can be found in a superb elevated position within Beccles. Part of a row of pretty character properties, it's a lovely home that's been extended and comprehensively and stylishly renovated by the current owner, with a new kitchen, bathrooms, internal insulation, replastering, flooring, woodwork and more. She has also turned a tiny loft bedroom into a party pad, glazing the gable end and creating access to a wonderful roof garden with a reinforced roof, so you can entertain a crowd – but once you've seen it, you might want to keep it all to yourself! Before you come to view the cottage, it's worth noting that the owner has planned and carried out all the works to an incredibly exacting standard and has put a huge amount of thought into the renovation to make sure the house is as light and bright as possible, with clean lines and minimal maintenance. As you'll see, all the pipes have been built into the walls, all the WCs are wall-hung for easy cleaning – she's nailed every detail. Yet it's also a comfortable and welcoming home, a lovely place in which to spend time.

Classic Character

The main sitting room nods to the classic character of the original cottage, with a Victorian style fireplace, picture rail and wooden floor. As the cottage is elevated, sitting in here you look out over treetops and enjoy a lovely green view.





KEY FEATURES

Making Memories

Moving into the kitchen, you'll see the owner has extended to create a wonderful entertaining space, with a breakfast bar for guests and bifold doors to the courtyard garden. You get the light in here throughout most of the day, with east and south facing openings. Upstairs on the first floor, there are three bedrooms and a family bathroom. Head up to the top floor and you'll see the owner has added a wet room and kitchenette, so when she's entertaining on the roof terrace, she has a fridge for cold drinks, can make a cup of tea, and doesn't have to go downstairs to visit the bathroom. She's had parties aplenty here, with guests sleeping on the sofa bed afterwards. New Year's Eve is particularly magical, going out on the roof to watch fireworks, enjoying the view over the parish church that's illuminated at night. During the day, you can hear children playing in the lido and people enjoying themselves in a nearby restaurant – the owner loves the sound of laughter and people having fun, yet it's not noisy at night, so you get the best of both worlds. On a clear day you can see out over the river and across the marshes – the view really is spectacular and you get the sun up here all day long, but people in the area can't see you.

Easy Care

In addition to the roof terrace, you have the aforementioned courtyard garden. This is a sunken suntrap where the owner has a hot tub and where she likes to sit out with a morning coffee. She's fitted lighting out here, so at night it feels like an extension of the kitchen and is still a very usable space. There's also a little garden to the front of the house that the owner has gravelled for ease of maintenance. Sitting up here, you can see wonderful sunsets – and again, it feels very private because you're raised up, so people passing by on the road don't see you. Altogether, whilst this is a much-loved, full-time home, it would also work very well as a "lock up and leave", with neighbours for security and no grass to tend to in your garden areas.

Always An Adventure

Another huge advantage of this property is the central nature of the location. You don't even need a car to live here, as buses run from off the road and you can easily walk to the train station. The owner often heads into Norwich for shopping, or to Lowestoft to meet with friends. You have everything you need right on the doorstep, from shops and bars to supermarkets and independents. Swim in the lido, go for a run or walk along down by the river, head out on the water on your paddleboard or try your hand at fishing. It's not far to the coast either, so you can spend the day at Southwold or Walberswick, or visit the nature reserves found along this stretch. There really is so much to do here.













WAVENEY DISTRICT COUNCIL
BECCLES













INFORMATION



On The 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 - Please Scan QR Code Below

When leaving Beccles town centre, from New Market, turn left onto Saltgate and continue until you reach Puddingmoor. Turn left and continue along this road. The property will be found elevated on the left hand side and further along there is a free car park on the right hand side called Waveney Meadow car park.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [jump.stability.reading](https://www.jump.stability.reading)

Services, District Council and Tenure

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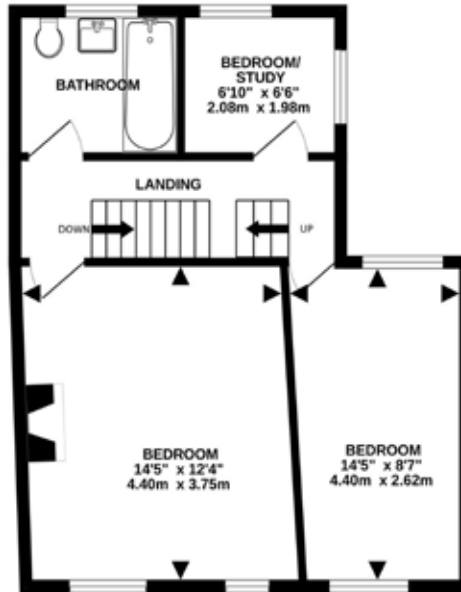
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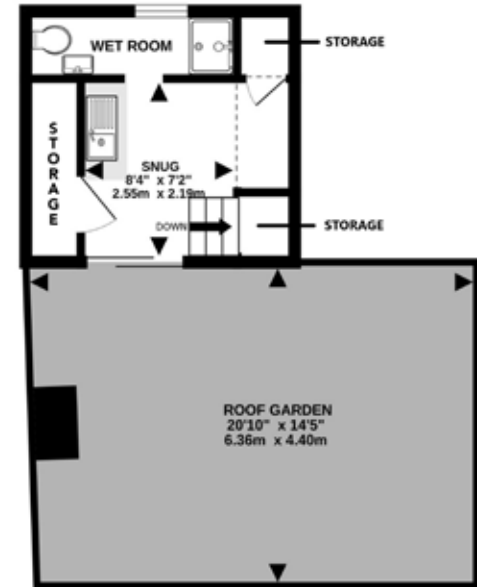




GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR
138 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
		81	84

England & Wales EU Directive 2002/91/EC

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