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ESTATE AGENTS

*New Road, Ravensmere*  
Beccles, Suffolk

We are pleased to offer this charming red-brick Suffolk cottage nestled on a quiet, no-through road, just footsteps from the River Waveney at Beccles Quay, offering easy access to 'The Broads'. The ground floor features a comfortable sitting room that flows into a spacious kitchen/dining room, while upstairs you will find two double bedrooms and a well-appointed bathroom. Outside, the rear courtyard gardens provide an ideal space for relaxation and entertaining during the warmer months, while the front of the property offers convenient off-road parking.

**Accommodation comprises briefly:**

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Bathroom
- Off-Road Parking
- Rear Courtyard Garden



**Property**

Upon entering, you are greeted by a welcoming hallway, with a staircase leading to the first floor. The hallway flows seamlessly into the open-plan kitchen/dining room. This superb space is thoughtfully designed with a range of fitted wooden wall and base units, offering ample worktop space. A convenient breakfast bar area provides seating for two stools, with under-counter space for a washing machine. The kitchen is equipped with a stainless steel sink, perfectly positioned beneath a window that offers pleasant views of the garden. Additionally, it includes a gas hob with an extractor fan above and an integrated oven. The dining area provides generous space for a dining table and chairs. Doors from this area lead directly out to the garden and also connect to the sitting room. Within this room, a fireplace houses the multi-fuel wood burner, creating the perfect focal point. Additionally, double-glazed sash windows look onto the front of the property. Climbing the stairs to the first floor, we find the two bedrooms and bathroom. The generous master bedroom, which is located at the front of the house, has fitted cupboards and windows that look out onto New Road. The second double bedroom, which is located at the back, has views of the garden. The bathroom has a P-shaped bath with two shower heads, a wash basin, a WC, and a wooden storage cupboard. This completes the accommodation.







## Outside

From Fen Lane we approach the property via New Road which takes us past the charming row of cottages. Number Nine is a mid-terrace property with off-road parking directly outside. The paved courtyard garden, accessible from the kitchen features a decked seating area in one corner and a brick-built BBQ in another. There is ample space for a table and chairs, as well as a brick-built garden shed equipped with electricity and lighting. The low-maintenance landscaping, set against a beautiful brick and flint wall, creates an excellent space for entertaining and enjoying the sun.

## Location

The property is located within walking distance of the Quay and Beccles town centre. Beccles is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

## Services

Gas central heating, wood burning stove. Mains water, electricity and drainage.

Energy Rating: D

## Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR34 9BG

What3Words: ///supper.looked.culminate

## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £255,000**

GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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.  
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To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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