



The Beeches
Grove Road | Beccles | Suffolk | NR34 9QY

 FINE & COUNTRY

WELCOMING FIRST IMPRESSION



Positioned just moments from the heart of Beccles, this is a handsome Georgian home, that perfectly balances classic architectural elegance with the comforts of modern family living. Set back behind a private, south facing front garden, the property enjoys a sense of calm and seclusion while remaining within easy walking distance of the town's amenities.



KEY FEATURES

- An Elegant Georgian Home set along one of Beccles most Desirable Residential Roads
- Four Beautifully Proportioned Bedrooms set over Three Floors
- Converted Attic Room currently used as a Cinema Room/Snug or Perfect as a Teenage Retreat
- Three Spacious and Versatile Reception Rooms
- Stunning Orangery filled with Natural Light and Garden Views
- Traditional Kitchen with Breakfast Area & Separate Utility Room
- Two Recently Renovated Bath/Shower Rooms
- Useful Cellar providing Additional Storage
- Private, Manageable Front and Rear Gardens with Patio Seating Spaces and Covered BBQ Area
- Large Double Garage with Driveway Parking
- The Accommodation inc Garage extends to 3,086sq.ft
- Energy Rating: E

Stepping inside, the welcoming entrance hall immediately sets the tone, with its graceful proportions and traditional detailing reflecting the heritage of the house. From here, the accommodation unfolds beautifully, offering a series of well considered spaces that flow effortlessly from one to the next.

Living & Entertaining

The principal reception rooms provide flexibility to suit a variety of lifestyles. A charming sitting room enjoys garden views and a feature fireplace, creating a warm and inviting space for relaxed evenings. An additional reception room offers the perfect setting for a reading room, home office or formal lounge, ideal for quieter moments or entertaining guests.

Towards the rear of the house, the kitchen and breakfast room forms the heart of the home. Traditional cabinetry and generous work surfaces combine with a comfortable breakfast area, making it a space that works equally well for everyday family life and informal gatherings. A separate utility room sits just beyond, providing excellent practical storage and keeping household tasks neatly tucked away.





KEY FEATURES

A true highlight of The Beeches is the beautiful orangery. Flooded with natural light and opening directly onto the garden, this space offers wonderful versatility. Whether used as a dining room, family room or entertaining space, it creates a seamless connection between the house and garden throughout the seasons.

Spaces To Unwind, Sleep & Recharge

The upper floors provide four well proportioned bedrooms, each offering a peaceful retreat at the end of the day. The principal bedroom is particularly generous, while the remaining rooms are ideal for family members, guests or those working from home. Recently renovated bathrooms and shower rooms add a contemporary touch, finished to a high standard with clean lines and stylish fittings that complement the character of the home.

At the top of the house, the converted attic room offers a superb additional living space. Currently used as a cinema room or snug, it also lends itself perfectly as a teenage retreat, hobby room or occasional guest accommodation.

Gardens & Outside Space

The gardens at The Beeches are private, established and thoughtfully arranged to be both attractive and easy to maintain. The south facing front garden enhances the sense of space and privacy, while the rear garden offers a peaceful setting with patio areas ideal for summer dining, entertaining and barbecues. A large double garage sits to the rear, with driveway parking in front, providing excellent storage and everyday convenience.





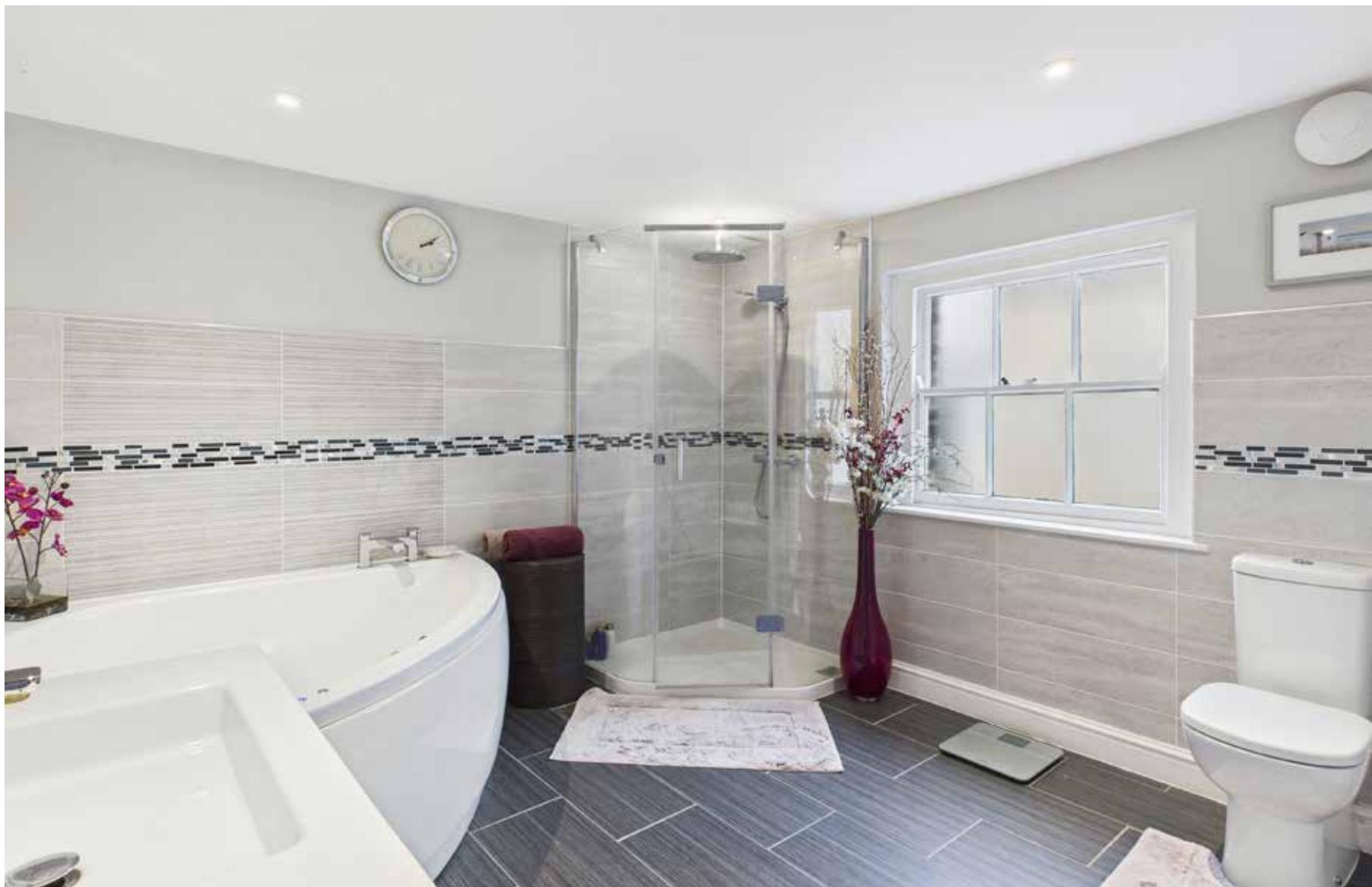




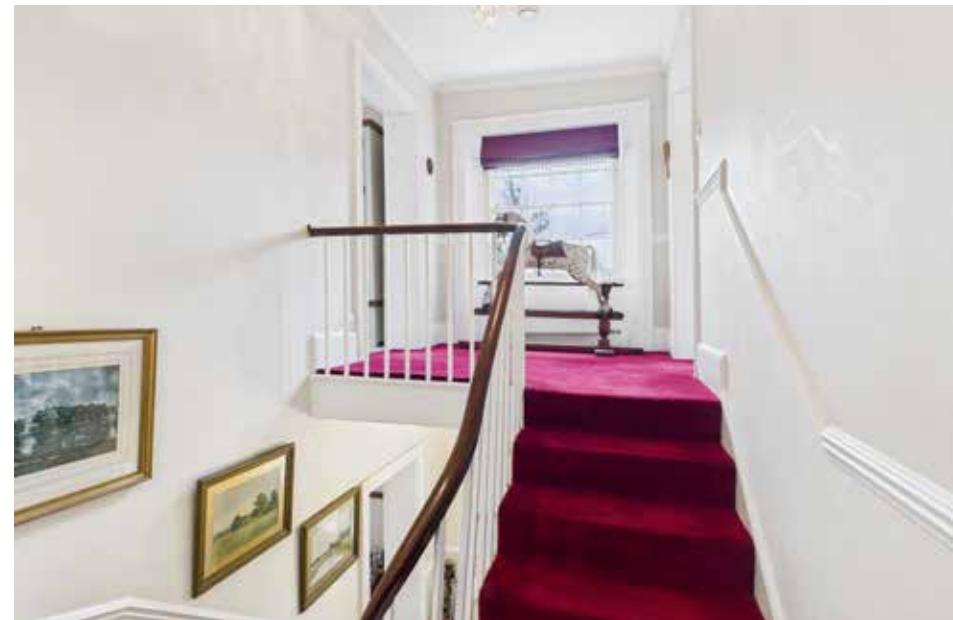




















INFORMATION



On The Doorstep

Beccles is a thriving market town set along the River Waveney, offering an excellent range of independent shops, cafes, restaurants and everyday amenities. The town has a strong community feel and is well known for its riverside walks, open green spaces and access to the Norfolk and Suffolk Broads. Scenic countryside, charming villages and coastal destinations are all within easy reach, making this an ideal location for those seeking both town and country living.

How Far Is It To?

It is just a 5 minute walk to the railway station as well as the town centre, providing access to shops, supermarkets, cafes, restaurants and local services. Beccles train station offers direct services to Ipswich and Lowestoft, with onward connections to Norwich and London. Norwich is approximately 20 miles away, while the Suffolk and Norfolk coastline can be reached in around 30 to 40 minutes.

Directions - Please Scan QR Code Below

From Beccles town centre, head south along Blyburghgate and continue onto Grove Road. Follow the road for a short distance where The Beeches can be found set back from the road on the left hand side. The property is easily identifiable by its classic Georgian frontage and private front garden.

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... [conquests.shipwreck.gymnasium](https://www.what3words.com/conquests.shipwreck.gymnasium)

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
FTTP Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk District Council - Council Tax Band G
Freehold

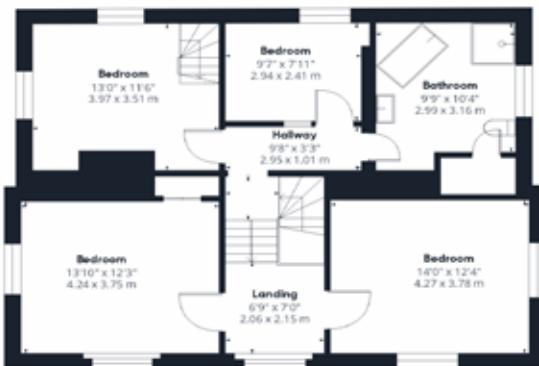




Cellar



Ground Floor The Beeches



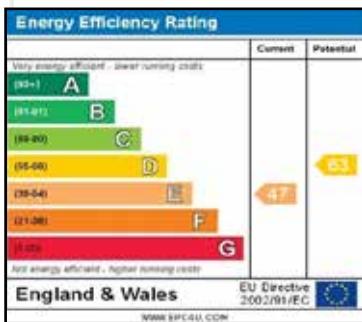
First Floor



Second Floor



Garage



Approximate total area⁽¹⁾

3086 ft²

286.8 m²

Reduced headroom

93 ft²

8.6 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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