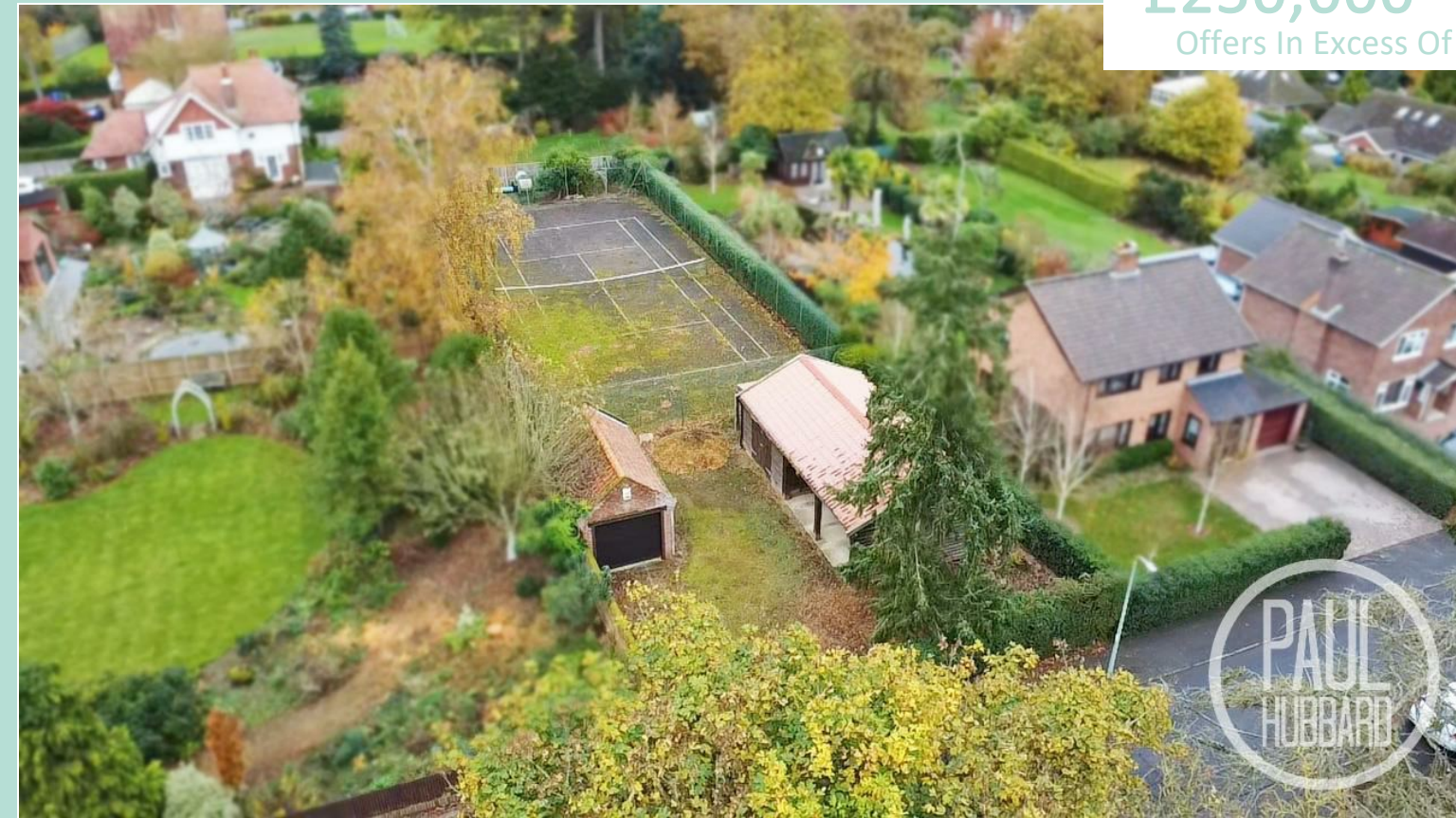


Tenure: Freehold  
Local Authority: East Suffolk Council

£250,000  
Offers In Excess Of



## Ashmans Road

Beccles, NR34 9NS

- Prime residential plot in Beccles
- Planning approval for detached 4 bedroom home
- Expansive connecting kitchen/dining area with bi-folds opening to the rear garden
- Multiple reception rooms with both a living area & family room
- Separate utility room for added convenience
- Master bedroom with en-suite bathroom & dressing room
- 4 double bedrooms
- Off road parking & garage
- Generous rear garden
- Highly sought-after location near local amenities and countryside

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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**PAUL  
HUBBARD**





### Location

This plot is situated in the picturesque town of Beccles. Beccles is nestled in the heart of Suffolk and lies along the banks of the River Waveney. The town centre is a blend of independent shops and eateries, surrounding the stunning St. Michael's Church, which holds a rich history. Convenient transport links are available, providing routes directly into the city of Norwich, as well as seaside towns, such as Lowestoft. Nearby, you'll find the Norfolk Broads National Park, lined with many beautiful towns and villages, making it a perfect place to call home.

### Agent Note

Please be advised that this is currently a plot of land, with a timber-framed cart shed that will require dismantling. The information provided in this brochure, including descriptions, room layouts, and images, reflects the proposed plans associated with the planning permission that has been applied for and granted. These plans detail the approved specifications for a detached four bedroom residence as described.

Prospective buyers should refer to the planning documents for precise details on the approved design and are encouraged to independently verify any additional requirements or conditions related to the development.

Please note that there are currently no services connected to the plot. However, all necessary utilities, including water, electricity, and sewage connections, are available nearby for connection.

### Ground Floor

Upon entering the planned new build, you'll step into a welcoming entrance hallway that leads to a spacious living room on one side and a versatile family room on the other—ideal for both relaxed family gatherings and entertaining guests. At the heart of the home, a thoughtfully designed kitchen and dining area serves as the social and culinary hub, featuring ample natural light and direct access to the rear garden, allowing for effortless indoor-outdoor living. The kitchen layout is designed with modern family life in mind, providing space for integrated appliances and a central configuration that encourages connection and convenience. Adjacent to the kitchen, a separate utility room offers additional storage and workspace, along with a secondary access point to the garden. A ground-floor cloakroom enhances the functionality of the space, providing added convenience for both family and guests.

### First Floor

The upper level is thoughtfully designed to offer four generously sized bedrooms, each providing comfort and versatility. The master bedroom and second bedroom each feature their own en-suite and a dedicated dressing area, creating private retreats within the home. Two additional double bedrooms add flexibility, ideal for family members, guests, or even a home office, and are served by a well-appointed family bathroom.

### Exterior

Outside, the plot features ample off-road parking, a detached garage and additional storage space. The driveway comfortably accommodates multiple vehicles. The expansive rear garden offers plenty of potential, providing space for landscaping, garden features, or outdoor entertainment areas.

