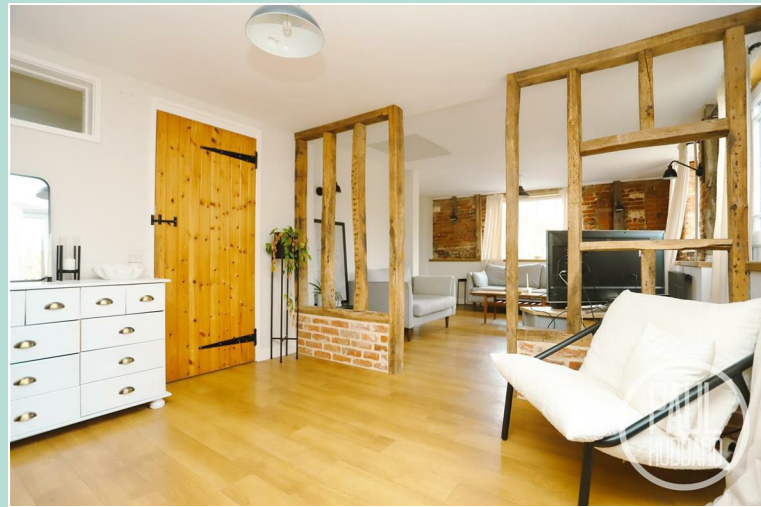


£490,000  
Guide Price



## The Street

Beccles, NR34 0AB

- Striking five-bedroom detached home in Aldeby
- Characterful former village post office with original features
- Immaculately renovated accommodation over three floors
- Sitting room and cosy snug for flexible living
- Dining room and kitchen/breakfast room made for entertaining
- Principal bedroom with sleek modern en-suite
- Boot room and utility room for everyday practicality
- Expansive south-west facing garden for relaxing and hosting
- Ground-floor bathroom plus first-floor shower room
- Easy access to Beccles, Norwich and transport links

PAUL  
HUBBARD



### Summary

A beautifully renovated five-bedroom detached home, believed to date back to the 1700's and formerly the village post office, this characterful property is situated in the charming village of Aldeby, close to Beccles, and offers approximately 2,678 sq ft of versatile accommodation arranged over three floors, including a sitting room, cosy snug, formal dining room, kitchen/breakfast room, boot room, utility room, ground-floor bathroom, first-floor shower room, and a principal bedroom with contemporary en-suite; original features such as exposed brickwork, timber beams and two wood burners are complemented by tasteful neutral décor, while outside the home benefits from a south-west facing garden ideal for entertaining, outbuildings, and a desirable corner position, making it a unique and appealing family home in a sought-after village setting.

### Location

This home is situated in the charming village of Aldeby, just a short distance from the historic market town of Beccles. Aldeby is a peaceful village in the heart of Suffolk, offering a tranquil setting while still being close to local amenities. The nearby town centre of Beccles features a mix of independent shops and eateries, centred around the stunning St. Michael's Church, rich in history. Convenient transport links provide routes directly into the city of Norwich, as well as to seaside towns such as Lowestoft. The surrounding countryside and the Norfolk & Suffolk Broads, dotted with beautiful towns and villages, make Aldeby a perfect place to call home.

### Porch

1.69m x 1.28m

Entrance door to the front aspect, tiled flooring throughout and a door opening to the dining room.



### Dining Room

4.52m x 4.46m

UPVC double glazed window to the side aspect, Karndene flooring throughout, a radiator, log burner, storage cupboard and a door opening to the kitchen.



### Kitchen

7.12m x 3.23m

UPVC double glazed windows to the side and rear aspects, tiled flooring throughout, part tiled walls, units above and below, sink with drainer, hot tap, integrated extractor fan, spaces for a double oven, dishwasher and a fridge/ freezer, stairs leading to the first floor landing and doors opening to the larder cupboard, bedroom 5, rear garden and the boot room.

### Bedroom 5

3.88 x 3.03

Great for multi-generational living, comprising laminate flooring, UPVC double glazed window to the side aspect, radiator, vaulted ceiling and feature beams.

### Boot Room

3.27m x 1.98m

UPVC double glazed window and door to the rear aspect, decorative brickwork flooring throughout, storage cupboards and x2 openings to the utility room and inner hallway.





### Utility Room

3.53m x 2.08m

UPVC double glazed French doors to the rear aspect, decorative brickwork flooring throughout, base units, inset sink, space for a washing machine, storage cupboards and a door opening to the bathroom.

### Bathroom

3.27m x 2.00m

x2 UPVC double glazed obscure windows to the side and rear aspect, tiled flooring throughout, part tiled walls, rainfall shower within an enclosed glass cubicle, toilet with hidden cistern, claw foot bathtub and a heated towel rail.

### Inner Hallway

Decorative brickwork flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to a storage cupboard and the snug.

### Snug

3.51m x 3.06m

UPVC double glazed window to the front aspect, Karndenen flooring throughout, log burner, radiator and a door opening to the sitting room.

### Sitting Room

4.68m x 4.68m

UPVC double glazed windows to the front and side aspects, Karndean flooring throughout, a radiator and doors opening to a storage cupboard and to the front of the property.

### Stairs leading to the First Floor Landing

UPVC double glazed windows to the front and rear aspects, carpet flooring throughout, a radiator, stairs leading to the second floor landing and doors opening the shower room and bedrooms 1-3.

### Shower Room

1.66m x 1.63m

UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, part tiled walls, shower within an enclosed glass cubicle, wall mounted hand wash basin, toilet and a radiator.

### Bedroom 1 & Ensuite

4.68m x 4.55m

The main bedroom is currently undergoing renovations and will be fully finished before completion, featuring a well-appointed en-suite bathroom.

### Bedroom 2

4.79m x 3.38m

UPVC double glazed window to the side aspect, original wood flooring throughout and a radiator.

### Bedroom 3

3.73m x 3.29m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and a storage cupboard.

### Bedroom 4

4.29m x 4.09m

UPVC double glazed window to the side aspect, x2 Velux windows, carpet flooring throughout, a storage cupboard and a radiator.







### Outside

The property benefits from a welcoming front with a driveway offering off-road parking and direct access to the garage. A pathway leads to the main entrance, while two gates provide convenient access to the rear garden.

The rear garden is a spacious and versatile outdoor area, featuring a large patio and steps leading up to the garage. There is gated side access connecting to the off-road parking, along with an outside tap for convenience. The garden includes two raised decking areas, a large outhouse, a garden store, and a garden shed. A laid lawn is bordered by fencing and a front gate providing access to the front of the property. South-west facing, the garden enjoys ample sunlight and includes four raised flower beds, outside lighting, and a hot tub, creating a perfect space for relaxation and entertaining.



### Garage

4.81m x 4.77m

The garage features an electric roller door, with both light and power installed for convenience. Steps lead up to a side door, providing easy access to the property.

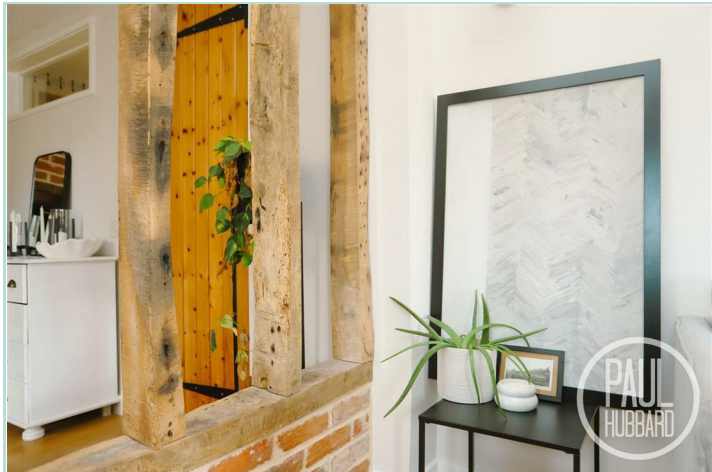
### Large outbuilding

6.95m x 3.24m

Large outbuilding with light and power, could be used as an office or workshop.

### Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators.







Tenure: Freehold  
Council Tax Band: E  
EPC Rating: D  
Local Authority: Beccles Town Council

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 91                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 62      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



TOTAL FLOOR AREA : 2592 sq.ft. (240.8 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 items 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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Paul Hubbard Estate Agents  
178-180 London Road South  
Lowestoft  
Suffolk  
NR33 0BB

Contact Us  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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