



THE CEDARS, 20 ASHMANS ROAD

BECCLES, NR34 9NS



Positioned on a generous corner plot within one of the town's most desirable areas, this impressive detached home enjoys a discreet setting tucked away behind established trees and mature shrub boundaries

The Cedars is a substantial five bedroom, three reception room property holding architectural importance and is proudly referenced in the town's Character Appraisal Guide.

Approached via a bonded resin driveway, a gated pathway leads to the welcoming front entrance.

The porch opens into a spacious inner hallway where stairs rise to the first floor. To the front aspect, two elegant reception rooms enjoy excellent natural light; the double-aspect sitting room features a charming bay window overlooking the garden and a fireplace, while the formal dining room includes access to a cellar offering excellent storage.

At the rear, the heart of the home is a versatile kitchen/dining/family room, perfectly suited for modern living. This space links seamlessly to a rear hallway with utility area and WC.

Upstairs, the indulgent first-floor landing gives access to three well-proportioned bedrooms and a family shower room. The master suite is a particular highlight,

boasting a double-aspect outlook, built-in storage, and a generous ensuite bathroom with a separate shower enclosure.

The second floor reveals two further bedrooms, complemented by useful storage areas and far-reaching views across the town.

Externally, the established gardens have been thoughtfully landscaped to create a variety of seating areas and tranquil spaces. The driveway provides off-road parking and leads to a detached single garage.

The Cedars, Ashmans Road combines architectural heritage with modern comfort, offering a rare opportunity to acquire a distinguished home in a truly sought-after location.



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3



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SERVICE

Mains electricity, water and drainage are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band – F





HIGHLY
SOUGHT AFTER
LOCATION!



CELLAR
13'6" x 11'6"
4.12m x 3.51m

STAIRS
UP

Utility room 11'6" x 4'6"

TOILET

STORE

REAR HALL

KITCHEN
16'11" x 13'0" (max)
5.15m x 3.95m (max)

HALL

RECEPTION
14'0" x 11'7"
4.27m x 3.53m

UP

DOWN

STAIRS

PORCH

RECEPTION ROOM
16'11" x 13'0"
5.16m x 3.97m

RECEPTION ROOM
16'2" x 14'1"
4.92m x 4.28m

The floor plan shows a house with a central landing and stairs leading up and down. The layout includes:

- Bedroom 1 (Top Left):** 11'3" (max) x 6'3" (max) x 1.31m (max) x 1.91m (max). Includes a wardrobe and a built-in bed.
- Shower Room (Top Left):** 6'4" x 2'3" x 1.62m x 0.85m. Includes a shower, toilet, and sink.
- Bedroom 2 (Top Right):** 10'0" x 9'3" x 4.59m x 2.35m. Includes a wardrobe.
- Bathroom (Top Right):** 11'1" x 9'0" x 4.00m x 2.44m. Includes a bathtub, toilet, and sink.
- Store (Top Right):** A small storage room.
- Bedroom 3 (Bottom Left):** 14'2" x 11'7" x 4.33m x 3.53m. Includes a wardrobe.
- Bedroom 4 (Bottom Right):** 10'2" (max) x 14'1" x 4.93m (max) x 4.28m. Includes a wardrobe.
- Landing:** A central landing area with stairs leading up and down.
- Storage:** Multiple storage areas, including a large wardrobe in the bottom right bedroom and a storage room in the top right.
- Swimming Pool:** A large swimming pool is located outside the house, adjacent to the garden.
- Garden:** A large garden area is located outside the house, adjacent to the swimming pool.

The second floor plan features two bedrooms and a central hallway. The bedroom on the left is 12'9" (max) x 10'9" (max) or 3.88m (max) x 3.28m (max). The bedroom on the right is 17'10" (max) x 12'3" or 5.43m (max) x 3.74m. A staircase is located at the top center, labeled 'STAIRS DOWN' with an arrow pointing up. There are three storage areas: 'STORAGE' on the left, 'STORAGE' on the right, and 'EAVES STORAGE' at the bottom right.

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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