



2 Beacon Lane, Little Bealings
Woodbridge

Guide Price **£535,000**



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Little Bealings, Woodbridge

Dapple Leas, Little Bealings – A Spacious and Versatile Detached Home in a Private Village Setting

Positioned on a private road in the picturesque and well-connected village of Little Bealings, Dapple Leas is a charming and versatile detached family home, offering approximately 1,773 sq. ft. of well-balanced accommodation. Set within mature south-facing gardens with a backdrop of woodland, the property presents a wonderful opportunity for families, downsizers, or those seeking flexible ground-floor living in one of Suffolk's most desirable rural villages.

Thoughtfully arranged over two storeys, the accommodation is filled with natural light and offers generous room proportions throughout. The entrance hall leads to a well-proportioned sitting room, a welcoming space with dual-aspect windows that offer garden views and a sense of tranquillity. This room serves as a central hub for relaxing or entertaining and could easily accommodate both formal seating and media zones.

Adjoining the sitting room is a separate dining room, ideal for family meals or social occasions, with sliding doors opening onto the garden, creating a natural flow between indoor and outdoor living spaces.



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The kitchen/breakfast room is fitted with a range of base and wall-mounted units, with ample work surface space, room for casual dining, and a pleasant outlook across the rear garden. The adjoining utility or pantry area (subject to layout) could provide scope for future enhancement or reconfiguration.

A real highlight is the ground-floor bedroom with en-suite bathroom, offering excellent potential for multi-generational living, a private guest suite, or even a ground-floor principal bedroom. This setup allows for true single-level living, if desired, while still benefiting from the additional space upstairs.

Also on the ground floor is a large study, currently used as a home office but easily adaptable as a fourth bedroom, hobby room, or playroom, depending on the needs of the household.

Upstairs, the first floor offers two further double bedrooms, both light-filled and with garden views. These are served by a centrally positioned family bathroom, which includes a bath and separate shower, making it ideal for both convenience and comfort.

The property sits on a generous plot with beautifully maintained south-facing gardens that enjoy an exceptional degree of privacy. Predominantly laid to lawn and bordered by mature shrubs and trees, the garden offers a wonderful space for relaxation, children's play, or alfresco dining beneath the tree canopy. For green-fingered buyers, a dedicated greenhouse is tucked away in a sunny corner of the garden, providing an ideal space for propagation, growing vegetables, or indulging in year-round gardening.

There is also ample space for keen gardeners or those looking to add a kitchen garden.

To the front, the private driveway provides parking for multiple vehicles and access to a double garage, offering further secure parking, workshop space, or additional storage.

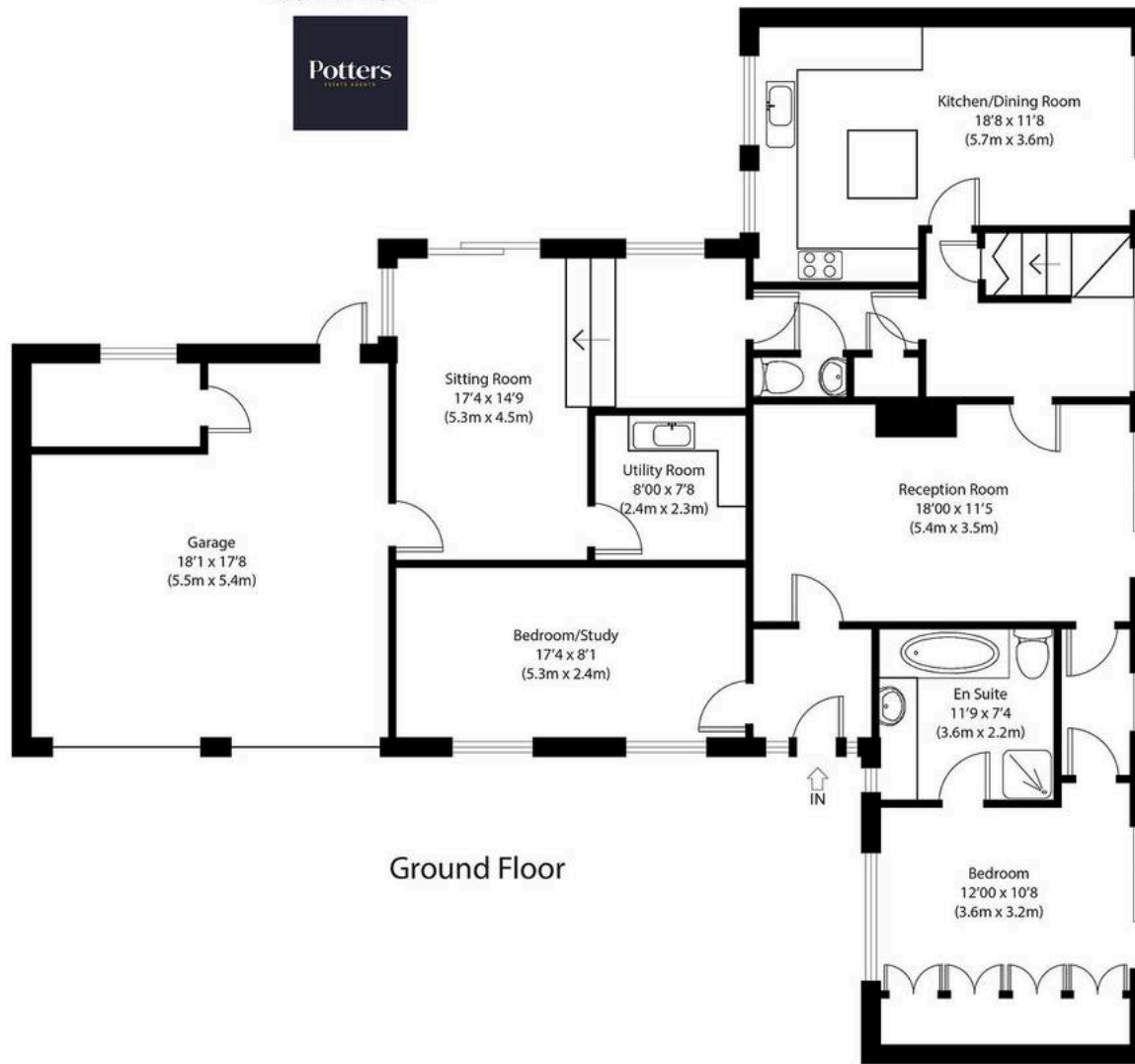




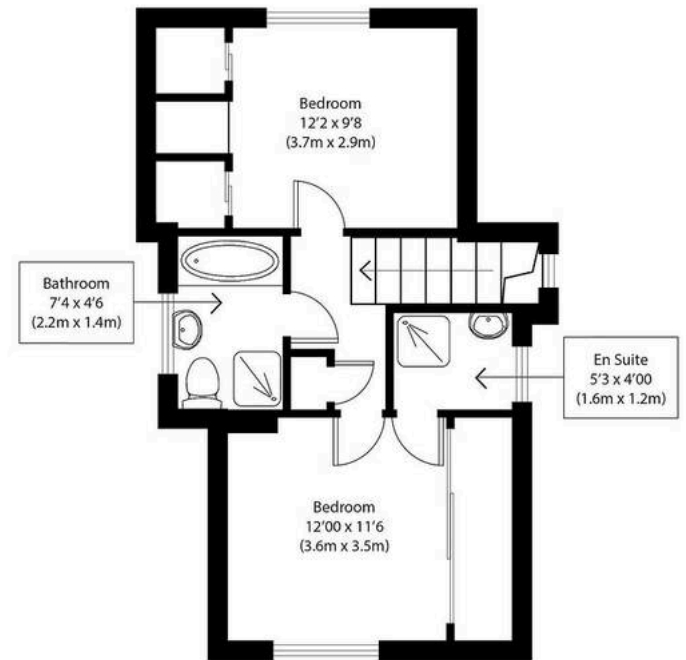
Approximate Gross Internal Area
2030 sq ft (189 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photoshousgroup.co.uk

Potters
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Ground Floor



First Floor



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