

1 Homefield  
Paddock  
Beccles  
NR34 9NE



# 1 Homfield Paddock

## £400,000

### The spacious bungalow in a quiet & central locatio

Upon entering the property, you will immediately notice the move-in ready condition, allowing you to settle in quickly. The bungalow offers ample living space, with a spacious sitting room and a bright garden room, providing a comfortable and versatile area to relax and entertain.

The kitchen is a delightful space overlooking the rear garden, allowing you to enjoy a pleasant view while preparing meals. Additionally, the property includes a separate utility room, offering a practical and convenient space for laundry and storage purposes.

For accommodation, this home features two double bedrooms, providing ample space for family, guests, or office space if needed. A well-maintained family bathroom, accompanied by a separate WC, caters to the needs of the household.

One of the standout features of this property is the very sunny, walled garden. With a delightful patio area and a well-maintained lawn section, you will have plenty of outdoor space to enjoy and entertain. The garden provides privacy and is perfect for creating your own oasis.

In addition to the garden, this property comes with a single garage and off-road parking for two vehicles, providing convenience and peace of mind for car owners.

Practicality and comfort are prioritized in this property, with gas central heating ensuring warmth throughout the colder months. The uPVC windows and doors add a touch of modernity and energy efficiency.

This charming bungalow offers a wonderful opportunity to live in a desirable location with fantastic amenities within easy reach. Don't miss out on the chance to make this move-in ready, centrally located property your own.

### Agents notes...

A pre-recorded walkaround tour is available for this property.

Council Tax Band C

Local Authority

East Suffolk

Council Tax Band C

EPC Rating D



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TOTAL FLOOR AREA: 1024 sq. ft. (95.1 sq.m.) approx.  
Measurements are approximate and do not constitute an offer of any kind. The purchaser should verify the accuracy of the information provided in this advertisement and take the necessary steps to ensure that the information is correct. The purchaser should also verify the accuracy of the information provided in this advertisement and take the necessary steps to ensure that the information is correct. The purchaser should also verify the accuracy of the information provided in this advertisement and take the necessary steps to ensure that the information is correct.