

32 Darby Road
Beccles
NR34 9XX



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Guide Price £325,000

The beautifully presented 3 double-bed home...

Step inside this beautifully presented and deceptively spacious home, offering a thoughtfully updated interior with a blend of modern finishes and cosy, characterful touches throughout.

Upon entering, you are greeted by a generous and inviting lounge, recently fitted with stylish new flooring and flooded with natural light thanks to its dual-aspect windows. A fully functional open fireplace adds charm and warmth, making this a perfect space to unwind. The elevated position of the property affords delightful views to the front, while maintaining a reassuring sense of privacy from the road and driveway below. The open-plan layout flows seamlessly into a dedicated dining area—spacious enough for a large table to seat six or more—leading through to a stunning, contemporary kitchen/family room. Installed just a year ago, the kitchen features attractive cabinetry, solid wood worktops, and a smart one-and-a-half bowl sink set beneath a large picture window. This is a bright, triple-aspect room, with an additional side window and French doors to the rear garden, making it a real heart of the home. Integrated appliances include a fridge freezer, slimline dishwasher, and bin system, with space provided for a freestanding cooker and overhead extractor. Adjacent to the kitchen is a utility cupboard with plumbing for a washing machine, as well as a separate boiler cupboard offering further storage. The ground floor is completed by a superb master bedroom—exceptionally spacious and bathed in natural light, with both French doors and an additional window opening onto the rear garden. This room also enjoys direct access to a Jack and Jill bathroom, which is shared with the main living space. The bathroom is fully tiled with contemporary white tiles and features a vanity basin unit, WC, and a bath with rainfall and handheld shower over, as well as a heated towel rail and roof light.

Upstairs, the first floor comprises two further generously-sized double bedrooms. The first, positioned to the front, benefits from dual aspect windows and is currently used as a home office. This room also features an en-suite shower room with a large walk-in enclosure, thermostatic rainfall shower, WC, and wash basin—again fully tiled in clean, modern white. The second bedroom enjoys a lovely outlook over the rear garden and accommodates a king-sized bed with ease. A useful over-stairs storage cupboard and loft access are also found on the landing.

The property benefits from both on-road parking and a private driveway suitable for multiple vehicles. A gated side access leads to a useful covered lean-to area—ideal for storage or practical use. The rear garden is private and well-proportioned, featuring a wide patio, lawn, and mature cedar tree offering natural screening. There's also a secluded garden utility area with a large shed and galvanised steel container, perfect for storage or workshop use.

Throughout the home, the interiors have been thoughtfully maintained and updated, offering a turnkey property ideal for families, downsizers, or anyone seeking stylish, low-maintenance living in a tranquil yet accessible location.

Agents notes...

A pre-recorded walkaround tour is available for this property

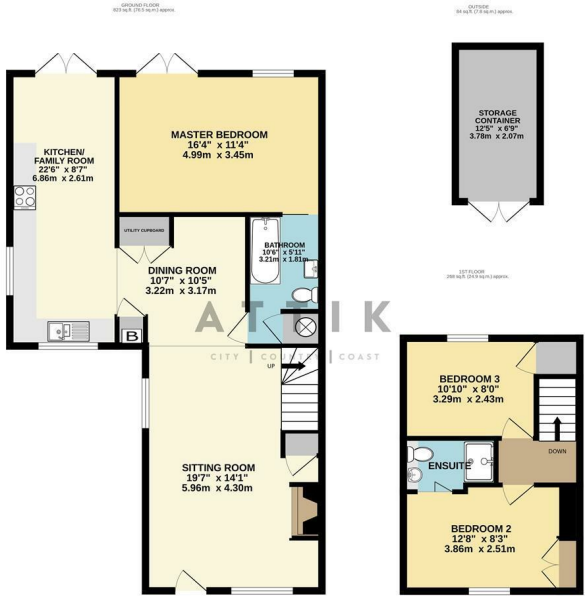
Local Authority
East Suffolk

Council Tax Band C

EPC Rating D



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