



**Richard Crampton Road, Beccles NR34 9HN**



**welcome to**

**Richard Crampton Road, Beccles**

A delightful three-bedroom detached bungalow in the highly sought-after town of Beccles. This well-presented home offers a spacious lounge/diner, a private rear garden, off-road parking, and a garage-perfect for those seeking comfortable, single-level living in a desirable location.



## Location

Situated in the charming market town of Beccles, this property benefits from a fantastic location known for its scenic surroundings, vibrant community, and excellent local amenities. Beccles offers a range of independent shops, restaurants, and leisure facilities, with the stunning Suffolk countryside and Norfolk Broads right on your doorstep. With great transport links to Lowestoft, Norwich, and beyond, this is an ideal home for those looking for a peaceful yet well-connected lifestyle.

## Description

This beautifully maintained three-bedroom detached bungalow is an excellent opportunity for those looking for a spacious and versatile home in one of Beccles' most sought-after areas.

Stepping inside, you are welcomed into a bright and airy hallway leading to the generous lounge/diner, which provides ample space for both relaxation and entertaining. Large windows flood the room with natural light, creating a warm and inviting atmosphere. The modern conservatory, accessed from the lounge, offers additional living space and enjoys views over the private rear garden, making it a perfect spot to unwind all year round.

The kitchen is well-equipped with ample storage and workspace, ensuring a practical layout for everyday living. The property boasts three well-proportioned bedrooms each offering a comfortable retreat. A separate wc is handy for guests, while the family bathroom is conveniently located to serve all bedrooms.

Externally, the bungalow features a private rear garden, ideal for outdoor dining, gardening, or simply enjoying the peaceful surroundings. A driveway provides off-road parking, leading to a garage for additional storage or vehicle space.

With its sought-after location, generous living space, and well-maintained features, this detached bungalow is a rare find and a fantastic opportunity

for buyers seeking a home in Beccles. Early viewing is highly recommended!

## Accommodation

### Ground Floor – Bungalow

#### Entrance Hall

Via Entrance porch with Double glazed front door leading into Entrance Hall via door, Ceiling light, Access to Lounge, Kitchen, WC, Bathroom, All Three Bedrooms, Airing cupboard, Radiator, LVT Flooring.

#### Lounge/ Diner

21' 4" x 12' 5" ( 6.50m x 3.78m )  
Double glazed window to Rear aspect, Ceiling Light, Fireplace, Doors leading through to Conservatory, Radiator, Carpet flooring.

#### Conservatory

10' 10" x 7' 5" ( 3.30m x 2.26m )  
Double glazed windows all around, Door to Garden, Access to Lounge.

#### Kitchen

10' 5" x 8' 2" ( 3.17m x 2.49m )  
Double glazed window to Side aspect, Side door leading out to Rear Garden, Ceiling light, Partially tiled walls, Fitted Kitchen wall and Base units work surfaces, Sink and drainer unit, Stainless steel splashback, Ceiling light, Radiator, Space for Fridge, Integrated Oven, Gas Hob, Plumbing for washing machine and dishwasher, Tiled flooring.

#### Separate Wc

Double glazed window to Front aspect, WC and Wash hand basin, Tiled flooring.

## Bathroom

Double glazed window to Rear aspect, Fully tiled walls, Ceiling light, WC, Wash hand basin, Bath tub with overhead shower, Extractor fan, Tiled Flooring.

## Bedroom 1

11' 4" x 10' 6" ( 3.45m x 3.20m )  
Double glazed Bay window to Front aspect, Ceiling light, Built in Wardrobe, Radiator, Carpet flooring.

## Bedroom 2

10' 6" x 9' 7" ( 3.20m x 2.92m )  
Double glazed window to Front aspect, Ceiling Light, Built in Wardrobe, Radiator, Carpet flooring,

## Bedroom 3

9' 5" x 7' 2" ( 2.87m x 2.18m )  
Double glazed window to Side aspect, Ceiling light, Radiator, Carpet flooring.



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## Richard Crampton Road, Beccles

- \*\* Guide Price £300,000 - £320,000\*\* OPEN HOUSE via Appointment only on 17th May at 9-10am \*\* 3-Bedroom Bungalow
- Off-Road Parking & Garage
- Private Rear Garden
- Sought After Location in Quiet Cul-De-Sac
- Spacious Lounge/Diner

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£300,000 - £320,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focusagent.com



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Property Ref:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01986 894608**



[Bungay@williamhbrown.co.uk](mailto:Bungay@williamhbrown.co.uk)



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



[williamhbrown.co.uk](http://williamhbrown.co.uk)