



4 CLIFF COTTAGES
PUDDINGMOOR, BECCLES



Spectacular town house nestled in the cliffs at Puddingmoor benefiting from commanding views of the river and marshland towards Gillingham.

Entering from the side into a lobby area with stairs rising to the first floor. Your eyes are instantly drawn to the sitting room, located at the front of the property, which has a large picture window giving wonderful views and is well proportioned with a stunning fireplace as the focal point. The kitchen/dining room is positioned at the rear of the property and is contemporary in style with bi-folding doors to a rear courtyard garden. A utility cupboard with storage, water softener and plumbing for a washing machine and stylish WC complete the ground floor accommodation.

Moving up to the first floor where the views are even more spectacular. The master bedroom and second bedroom are positioned at the front of the property both enjoying mesmerising views. The third bedroom is smaller in size but works very well as a study. Finally, a family bathroom gives useful facilities on this floor.

Stairs rise again to the second floor to a fabulous entertaining space with kitchenette, shower room and

an incredible roof terrace

AGENTS NOTE

Prospective purchasers may care to note that the current owner rent two parking spaces below the property. It is thought that discussions could continue with a new buyer to enable this to continue.

SERVICES

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

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - C



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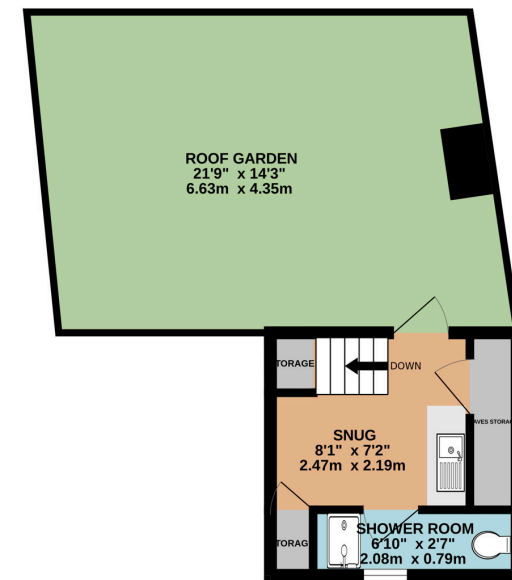
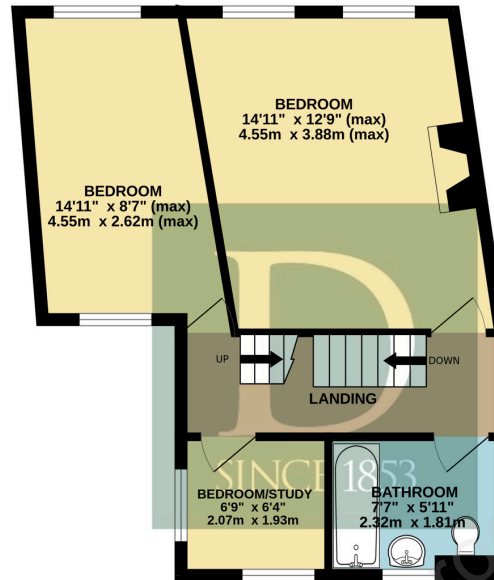
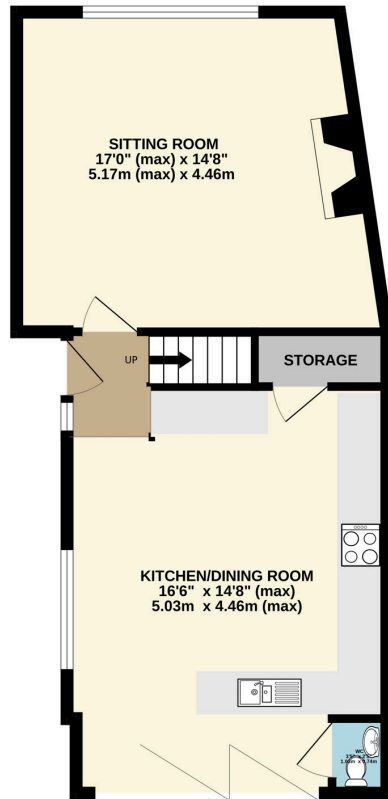


WONDERFUL VIEWS!





FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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