



18 PUDDINGMOOR
BECCLES, NR34 9PL



This charming cottage is nestled away from the road, set behind a split-level lawned garden with a convenient parking area adjoining the road.

A welcoming central entrance hall provides access to the staircase leading to the first floor. The property offers two inviting reception rooms: one overlooks the front aspect, while the second is a dual-aspect room that extends from the front to the rear of the house. This room features a central chimney stack and exposed beams, adding to the character of the space. Sliding doors open to a peaceful enclosed courtyard garden at the rear. The kitchen, which is accessed from the hallway, offers a door leading to a rear hallway. From here, there is access to a ground-floor shower room and an additional door leading to the rear courtyard.

The first floor is reached via an intriguing split-level staircase, leading to two distinct areas. The first area, positioned at the rear of the property, is accessed via a hallway leading to a double bedroom with views over the side aspect. This room features a built-in bed base with a raised floor level, cleverly accommodating the space below. The second area of the first floor is much larger, housing three

further bedrooms and a generously sized family bathroom.

This home offers an abundance of character throughout and presents a wonderful opportunity for buyers to update and add their own personal touch to create a truly unique and comfortable living space.

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 - E



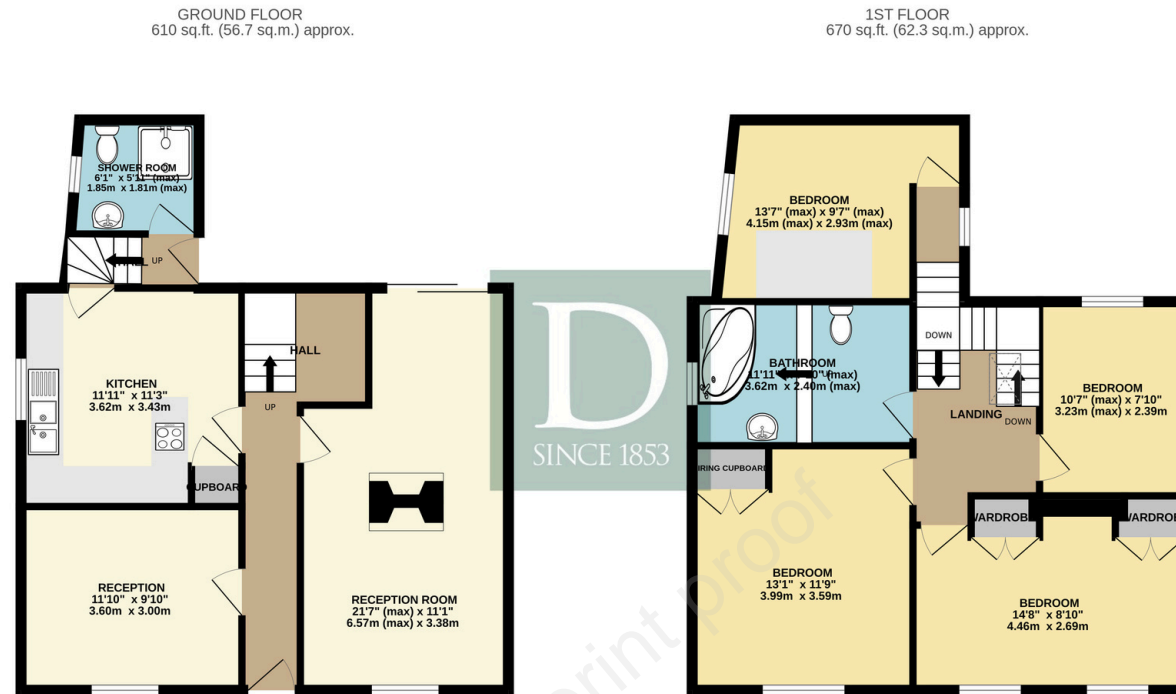


NO
ONWARD
CHAIN





FLOOR PLAN



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

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