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









BEDROOM 13'7" (max) x 9'7" (max) 4.15m (max) x 2.93m (max) **H** BATHROOM KITCHEN BEDROOM 11'11" x 11'3" 3.62m x 3.43m 10'7" (max) x 7'10" 3.23m (max) x 2.39m LANDING BEDROOM 13'1" x 11'9" 3.99m x 3.59m RECEPTION 11'10" x 9'10" 3.60m x 3.00m RECEPTION ROOM BEDROOM 14'8" x 8'10" 4.46m x 2.69m 21'7" (max) x 11'1" 6.57m (max) x 3.38m TOTAL FLOOR AREA : 1280 sq.ft. (119.0 sq.m.) approx. While every attempt has been made to ensure the accuracy of the foorplan contained here, measurement of alons, windows, noons and any other items are approximate and no responsibility is taken for any error of alons, windows, noons and any other items are approximate and no responsibility is taken for any error nospective purchaser. The services, systems and appliances shown have no been tasked and no guarante as to their operability or efficiency can be given.

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 10 New Market, Beccles, Suffolk, NR34 9HA

Tel : 01502 712122 Email : beccles@durrants.com

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GROUND FLOOR 610 sq.ft. (56.7 sq.m.) approx. 1ST FLOOR 670 sq.ft. (62.3 sq.m.) approx.