



6 BALLYGATE
BECCLES, NR34 9NA



This delightful two-bedroom Georgian, Grade II Listed, townhouse is brimming with original character and charm.

Upon entering through the front door, you are greeted by a welcoming sitting room featuring a traditional fireplace and original shutters to the windows.

A door leads through to the dining room, where you'll find a beautiful brick floor that adds to the home's period appeal. From the dining room, stairs rise to the first floor, and a door opens to the cellar, offering a useful space with central heating and a radiator. At the rear of the property, the kitchen boasts a vaulted ceiling with a skylight, creating a bright and airy space, with a door leading out to the rear garden.

with a separate shower enclosure. Additionally, from the second bedroom, you can access stairs that leads to an attic room, currently used as an office. This space is light-filled, with two rear-facing dormer windows offering stunning views towards the river.

Outside, the property benefits from a generous-sized rear courtyard, ideal for outdoor relaxation, and includes a useful outside WC. A gate at the rear opens to a passage leading to an off-road parking space, adding convenience to this charming home.

This beautiful townhouse offers the perfect blend of period features and modern comfort, making it a wonderful place to call home.

On the first floor, the staircase splits, leading to two well-proportioned bedrooms. The master bedroom is positioned at the front of the property, offering a generously sized room with built-in wardrobes and views overlooking Ballygate. The second bedroom is located at the rear and connects to an inner hallway, which also leads to the master bedroom and a bathroom







SERVICES

Mains electricity, gas, water and sewerage are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

AGENTS NOTES

The property is subject to a flying freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - B

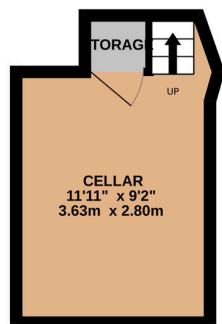




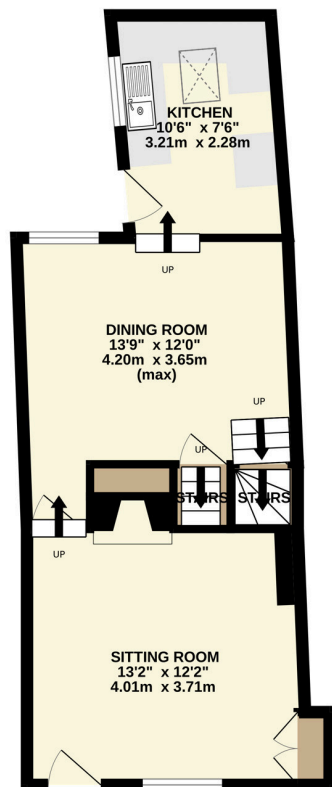
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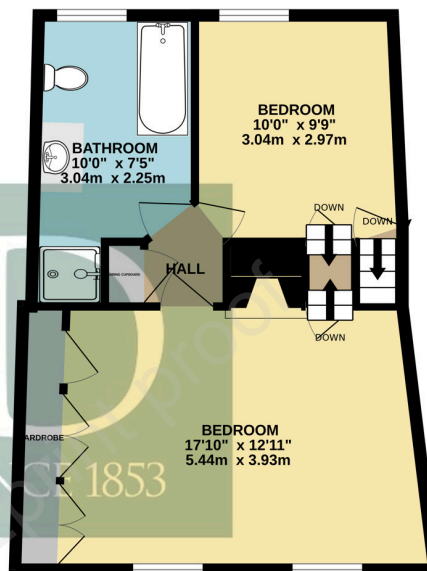
BASEMENT
125 sq.ft. (11.6 sq.m.) approx.



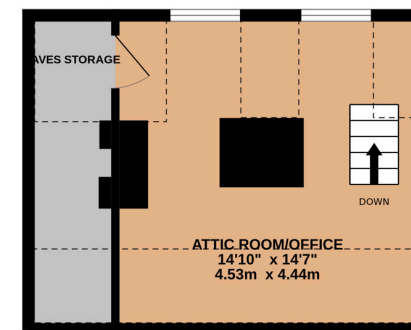
GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DURRANTS

SINCE 1853

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