



33 BALLYGATE
BECCLES, NR34 9ND



Nestled on a generous corner plot, this charming single-storey dwelling is in need of refurbishment but offers unique and historic character.

Originally built as stabling for Homefield House, the property retains many traditional features, including a beautiful combination of flint and brickwork, which adds to its rustic appeal. Behind the main dwelling, the coach houses have been thoughtfully repurposed and now serve as abundant storage space and versatile garaging, perfect for those in need of extra room for vehicles, equipment, or hobbies. The expansive corner plot provides plenty of outdoor space for potential buyers to enjoy, with the option to further develop or enhance the existing property. As you enter the property from the front aspect, you're greeted by a hallway that spans the length of the home, providing a sense of openness and flow. The double-aspect sitting room, located at the front of the property, offers views over Ballygate and the opportunity to create a bright and inviting space to relax and unwind.

At the rear of the property, you will find a dining room that flows seamlessly into the adjacent kitchen. From here access is gained to a rear hall which has a door to the rear courtyard and a

further door leading to a convenient WC.

The property has three bedrooms and a well-appointed bathroom which has been updated in recent times.

Outside, the property sits on generous grounds that hold endless potential. Whether you're looking to create a lush garden, extend the existing property, or explore other possibilities, the ample outdoor space provides exciting opportunities to tailor the home to your vision. This property combines the charm of historic living with the potential for future enhancement, making it a truly special find in Beccles.

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 Band - C





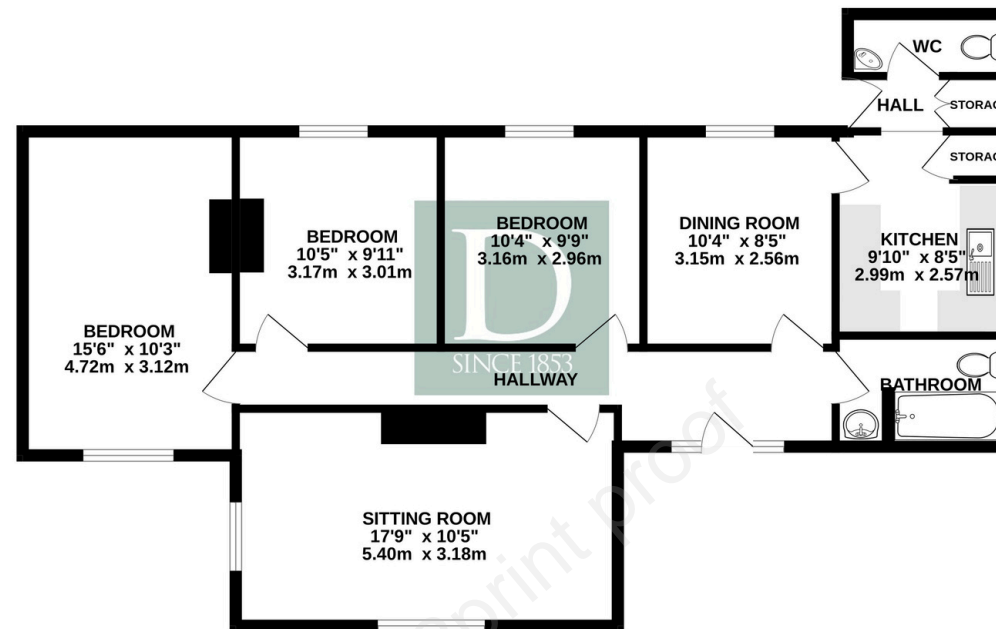
NO
ONWARD
CHAIN





FLOOR PLAN

GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 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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