



21 GIPSY LANE  
FROSTENDEN, BECCLES, NR34 7HU





This charming two-bedroom bungalow is nestled in a peaceful rural location, set back from the road, offering both tranquility and privacy.

**Upon entering, you are welcomed by a hallway with a convenient storage cupboard.**

The property features two well-sized bedrooms, one located at the front and the other at the rear of the bungalow.

The sitting room provides a comfortable area to relax with a fireplace and inset wood burning stove which seamlessly connects to the beautifully fitted kitchen, perfect for modern living.

The stylish shower room is ideally positioned close to both bedrooms for ease of access.

To the rear, the enclosed garden backs onto a playing field, providing lovely views over the open fields beyond.

The front of the property also features a garden, enhancing the outdoor appeal.

The bungalow is ideally situated close to Southwold, with delightful walks nearby, making it an ideal spot for those who appreciate both serenity and proximity to the coast.

### SERVICES

Mains electric, water & sewerage 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 - A



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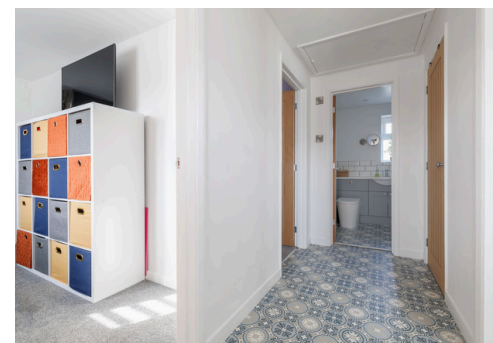


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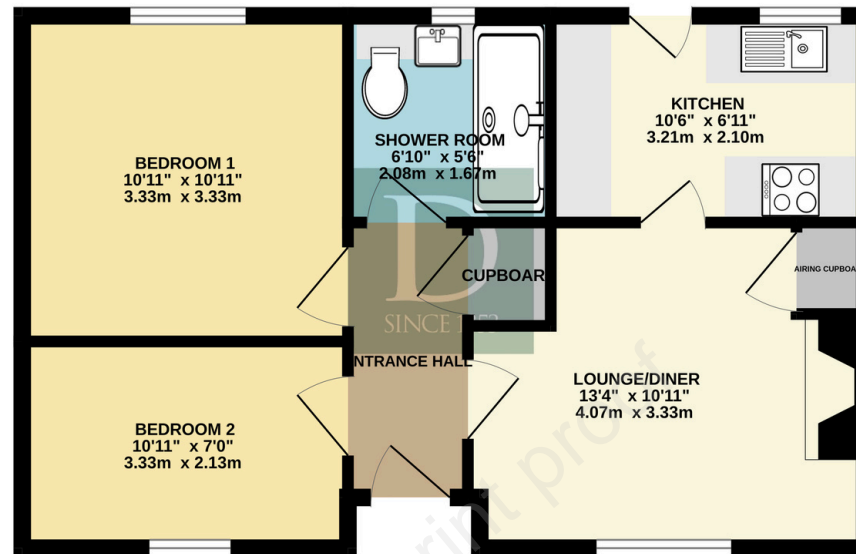
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## FLOOR PLAN

GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA - 492 sq.ft. (45.7 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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## CONTACT US

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