



35 STATION ROAD

BECCLES, NR34 9QH



Double fronted period home sitting in a central location within the town offering spacious accommodation and off street parking.

35 Station Road in Beccles is a spacious, double-fronted, five-bedroom townhouse, ideally situated close to the town centre. The property retains many original features, providing a blend of classic charm with more modern comforts.

Upon entering, a central entrance hall with stairs rising to the first floor sets the tone for how inviting this family home is. The ground floor features two reception rooms overlooking the front aspect, both with original sash windows, high ceilings, and period details that enhance the sense of space.

Towards the rear, the kitchen flows into a bright garden room, offering picturesque views of the private garden. In addition, a third reception room provides versatility, making it an excellent option for a ground floor bedroom. This room also benefits from access to an ensuite wet room, adding further to the convenience and flexibility of the property.

The first floor is home to five bedrooms, with one including its own ensuite facilities. A family

bathroom serves the other rooms.

Outside, the property is set back from the road, with a small enclosed front garden and a path that leads to the front door. At the rear, an enclosed garden offers an ideally sized outdoor space, with double gates opening onto Gaol Lane, providing off-street parking.

This property combines ample living space, a prime location near the town centre, and excellent potential for modern family living.

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 - D





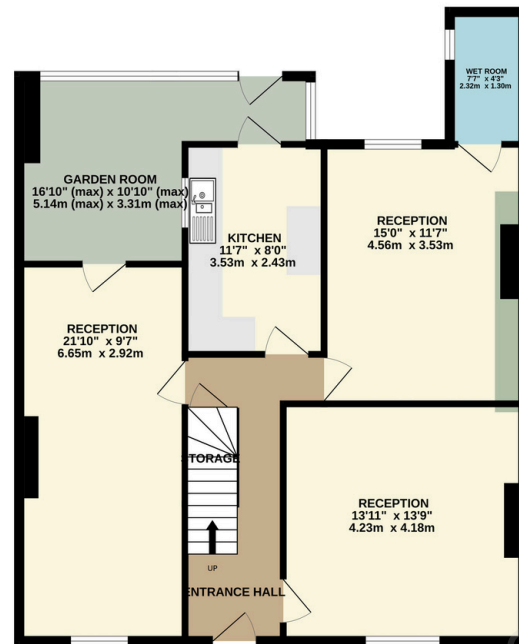
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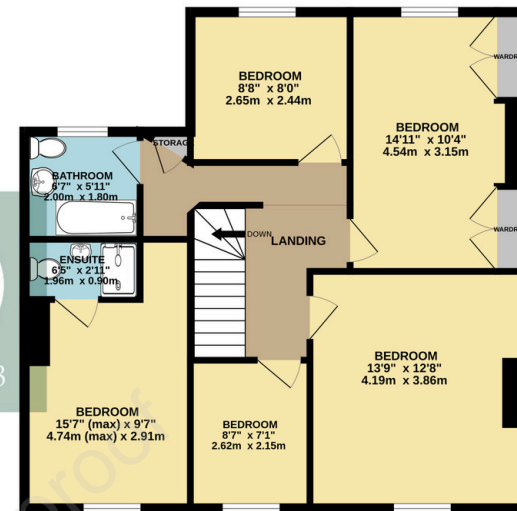


FLOOR PLAN

GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 1676 sq.ft. (155.7 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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