



THE ROOST

41 BALLYGATE, BECCLES, NR34 9ND



Tucked away in an exclusive enclave just off Ballygate, The Roost is a beautifully designed home offering privacy, comfort, and practicality in equal measure. This charming property is one of a select few within a thoughtfully planned development of similarly styled residences.

Step inside to a welcoming entrance hall, complete with a spacious storage cupboard and a handy ground-floor shower room. The light-filled sitting room, overlooking the front aspect, features a characterful fireplace and a wood-burning stove—perfect for cosy evenings in.

To the rear, the stylish kitchen/dining room enjoys views over the garden and offers a great space for everyday living and entertaining. This room flows into a useful utility area, with a side door providing direct access outside.

Upstairs, the landing leads to three well-proportioned bedrooms, including a principal bedroom with its own ensuite shower room. A modern family bathroom serves the remaining two bedrooms.

Externally, the home enjoys a small front garden and a private driveway to the side, leading to a single garage. The rear garden has been designed with low maintenance in mind, combining style and

practicality. A real highlight is the brick-built summer house, equipped with power and lighting, and with internal access to the garage—ideal as a garden retreat, home office, or hobby 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 – ?

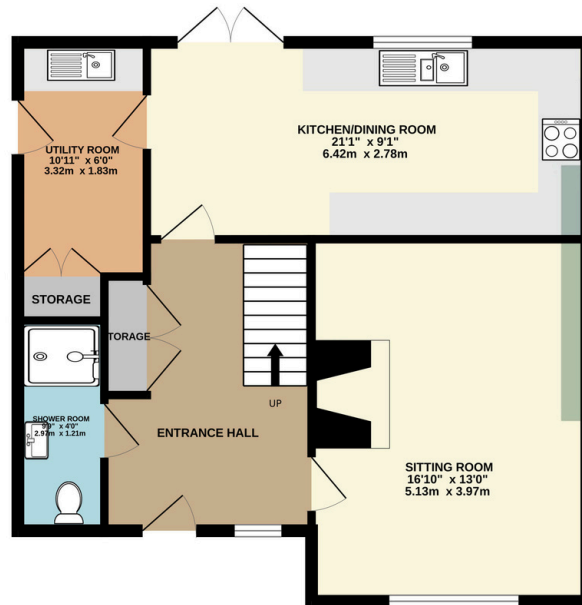




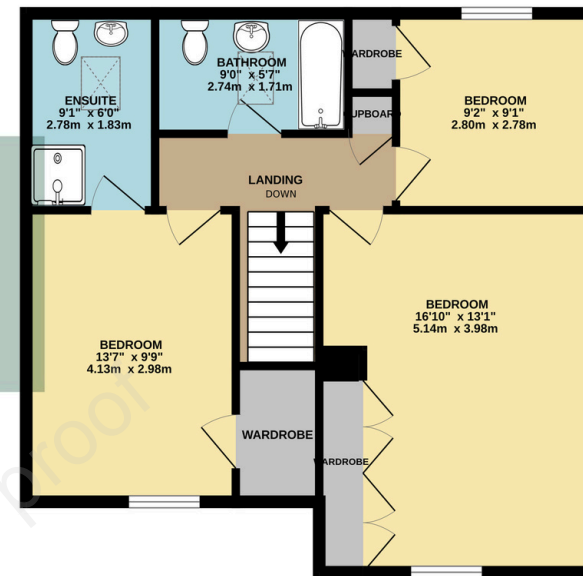
NO ONWARD
CHAIN!

FLOOR PLAN

GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1266 sq.ft. (117.6 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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