



5 BUTTERFLY DRIVE

BECCLES, NR34 9YJ





## Durrants are pleased to offer this Stylish and Modern three Bedroom Detached Home in the Desirable Barsham Vale Development, Beccles

Built in 2021, this beautifully presented three-bedroom detached home is located within the sought-after Barsham Vale development, just a short distance from the vibrant market town of Beccles.

The property offers a thoughtfully designed layout, beginning with a welcoming entrance hall with stairs leading to the first floor and a convenient ground-floor WC. The spacious dual-aspect sitting room is flooded with natural light and features French doors opening directly onto the rear garden, creating a perfect space for relaxing or entertaining. At the heart of the home is an impressive open-plan kitchen/dining room, also enjoying garden access and ideal for modern family living.

Upstairs, the property boasts three well-proportioned bedrooms. The master bedroom benefits from its own en suite shower room, while the remaining two bedrooms are served by a contemporary family bathroom with shower over bath, located off the central landing. Externally, the rear garden is a lovely outdoor retreat, laid to lawn with a patio and decking area,

bordered by mature plants and shrubs—perfect for summer gatherings or quiet evenings. The front of the property enjoys a pleasant outlook over a mature green area, with a footpath leading to the main entrance road of the development.

Accessed via a private shared driveway to the rear, the property benefits from off-road parking, EV charging point and a single garage. This superb home offers a blend of comfort, style, and practicality in a peaceful, well-connected location—an ideal choice for families or professionals looking for modern living in a charming community.

### 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

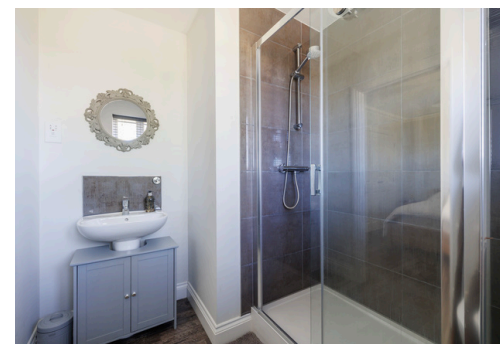
Strictly by appointment with the agent's Beccles Office.

### LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - D







SOUGHT AFTER  
LOCATION





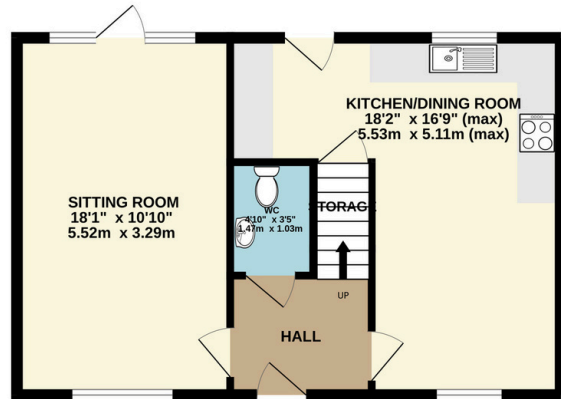




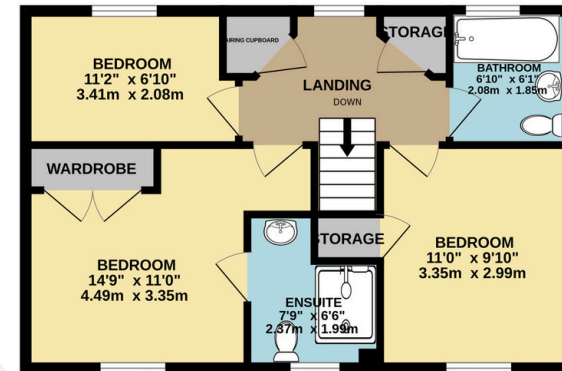


## FLOOR PLAN

GROUND FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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 and their clients give notice that:

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### CONTACT US

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