



26 HIGH LEAS
BECCLES, NR34 9LF



Situated in a sought-after residential area, this well-presented two-bedroom detached bungalow offers comfortable single-level living, ideal for a variety of buyers.

The accommodation comprises a welcoming entrance hall with doors leading to all rooms. To the front of the property, the kitchen features a window allowing natural light and views to the front aspect. The spacious sitting room, also located at the front, enjoys similar outlooks, providing a bright and airy living space.

To the rear, you'll find two well-proportioned bedrooms, both with windows overlooking the private rear garden, offering a peaceful view. A shower room completes the internal accommodation.

Outside, the property is approached via a private driveway offering off-road parking for multiple vehicles and leading to a garage fitted with an electric roller door. The front garden is attractively laid to lawn with a variety of mature plant and shrub borders, enhancing kerb appeal.

The enclosed rear garden enjoys a high degree of privacy, featuring a paved patio area, lawned garden, and well-stocked plant and shrub borders—perfect for outdoor

relaxation and entertaining.

An excellent opportunity to acquire a detached bungalow in a desirable Beccles location, close to local amenities and transport links.

Viewing is highly recommended.

SERVICES

All mains service are connected (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band – B



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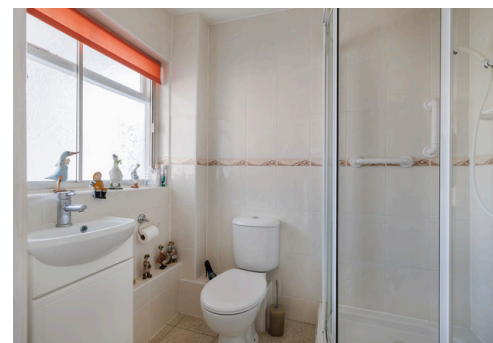


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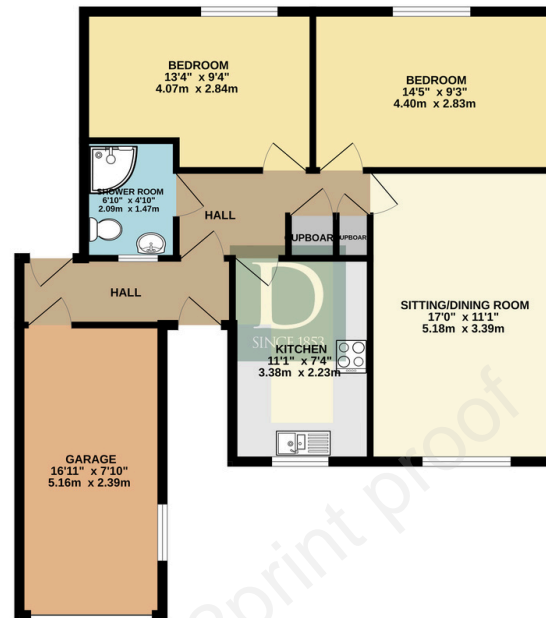




NO ONWARD
CHAIN!

FLOOR PLAN

GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA: 817 sq.ft. (75.9 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 parts 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, fixtures and appliances shown have not been tested and no guarantee as to their operation or condition can be given.
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