



2 HOMEFIELD AVENUE
BECCLES, NR34 9UB



Located in a sought-after and peaceful unadopted lane within the popular market town of Beccles.

This extended two-bedroom semi-detached property offers deceptively spacious accommodation and is ideal for a variety of buyers including first-time buyers, downsizers, and investors.

Upon entering, you are welcomed into a entrance hall with stairs rising to the first floor. A door leads into the dining room, which enjoys a rear aspect and flows seamlessly into the sitting room, featuring a front-facing window and an attractive feature fireplace – perfect for cosy evenings in.

The dining room opens into the kitchen, which in turn leads to a rear hall providing access to the garden, a useful utility room, and a ground floor shower room – adding valuable flexibility to the layout.

Upstairs, the property offers two generously sized bedrooms and a further shower room accessed from the landing.

Externally, the front garden is low-maintenance, with a paved area bordered by mature plants and shrubs, and a pathway leading to

the front door. A side path gives access to the generous rear garden, which is paved with mature plants and shrubs – ideal for enjoying outdoor relaxation or entertaining in warmer months.

SERVICES

Mains electricity, water and sewerage 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 - B



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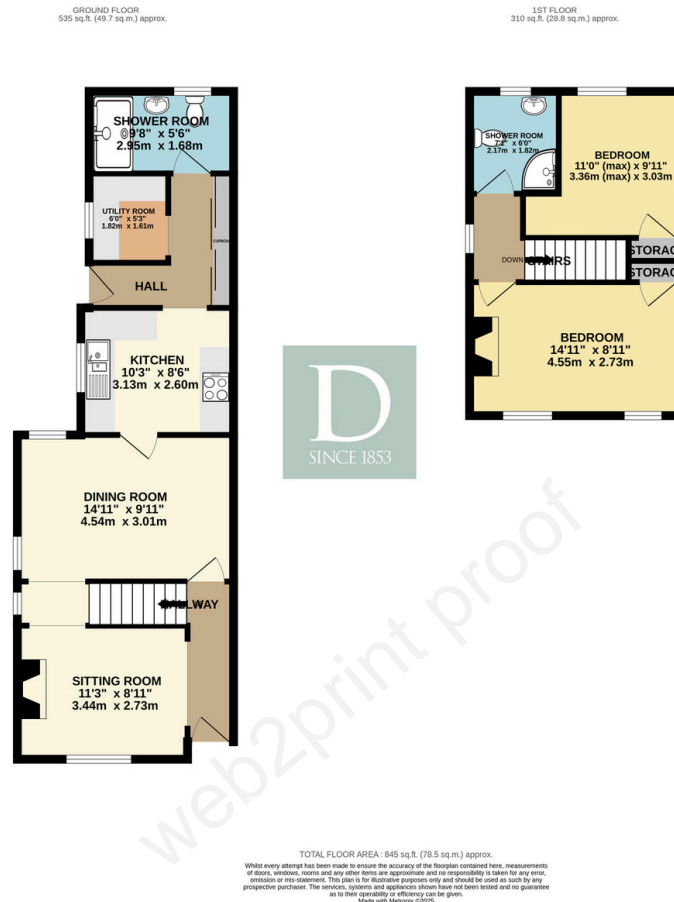
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NO ONWARD
CHAIN

FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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