



41 PLEASANT PLACE

BECCLES, NR34 9YD



A deceptively spacious and thoughtfully extended three/ four bedroom semi-detached family home, set back from the road in a quiet and sought-after area of Beccles.

Offering flexible and versatile accommodation across two floors, the property begins with an entrance porch with built-in storage and a convenient ground floor shower room, leading into a entrance hall with stairs to the first floor. From here, you'll find access to a versatile bedroom or home office, featuring built-in wardrobes, a window, and French doors opening to the garden—ideal for those seeking multi-generational living or working from home.

The living accommodation continues with a dining room to the front aspect, which flows via sliding doors into a lounge enjoying views over the rear garden. The extended kitchen/breakfast room is well-lit with windows to the side and a door to the rear, offering space for everyday family living.

Upstairs, the property benefits from three well-proportioned bedrooms and a modern family bathroom, all accessed from a central landing.

Externally, the home sits on a generous plot, set back with a private driveway providing parking for multiple vehicles, with additional parking available in the central

area in front. The wrap-around gardens include a lawned area to the side offering a good degree of privacy, a shed, and further garden space to the rear—ideal for families, keen gardeners, or outdoor entertaining.

This is a fantastic opportunity to acquire a spacious and flexible home in a peaceful location, close to local amenities, schools, and transport links.

Early viewing is highly recommended.

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.)

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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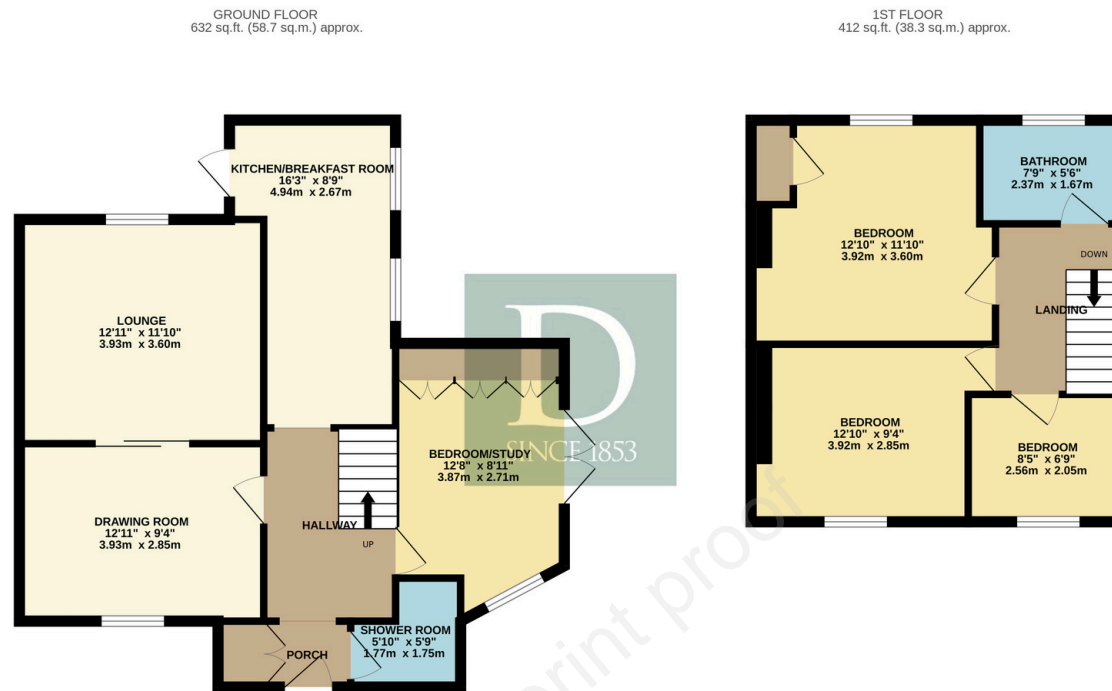
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VERSATILE
CONFIGURATION

FLOOR PLAN



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