



10 UPPER GRANGE ROAD,
BECCLES, NR34 9NU



A charming two-bedroom semi-detached home tucked away in a peaceful setting close to Beccles town centre.

Nestled in a secluded position just off Upper Grange Road, this delightful two-bedroom semi-detached property offers a wonderful blend of privacy and convenience. Approached via a gravel driveway providing ample off-road parking, the home enjoys a tucked-away location within easy reach of Beccles' vibrant town centre and its array of shops, schools, cafés, and amenities. The spacious accommodation is well presented throughout and comprises an open-plan kitchen/dining room, the heart of the home, featuring an attractive island unit and a Rangemaster cooker. Dual-aspect windows fill the space with natural light and offer lovely views over the gardens. From here, a door leads to an inner hall providing access to a ground floor shower room, a utility area with storage cupboard, and stairs rising to the first floor.

The kitchen/dining area also opens into a comfortable lounge, with feature fireplace housing a woodburner, windows to the side aspect and French doors that lead out to the rear garden — perfect for relaxing or entertaining.

Upstairs, the first-floor landing provides access to two good-sized bedrooms and a stylish bathroom featuring a roll-top bath, ideal for unwinding at the end of the day. Outside, the rear garden is a particular feature of the property, offering a generous space for outdoor living. A decked area with pergola creates a lovely setting for entertaining, with steps leading down to a lawned garden bordered by a variety of mature plants and shrubs, creating a tranquil and attractive backdrop.

SERVICES

All main 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 – C





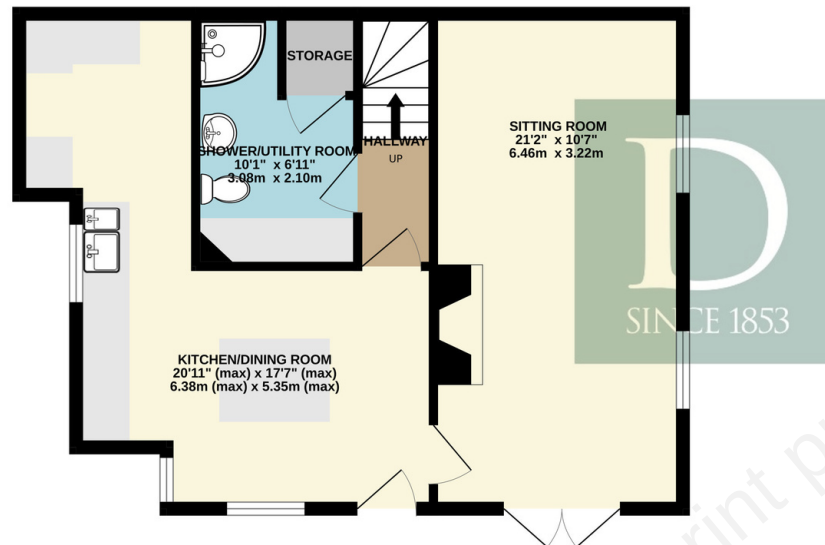
NO ONWARD
CHAIN!



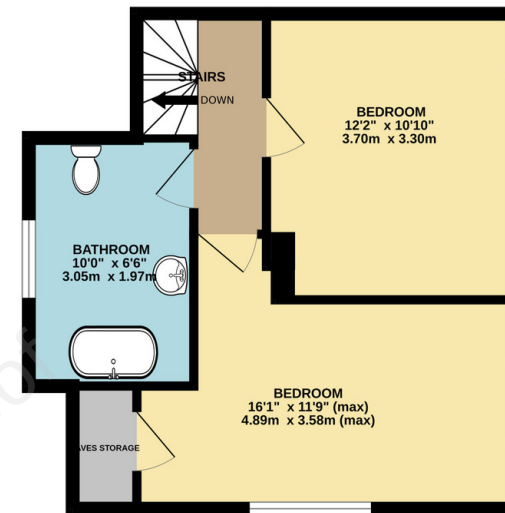


FLOOR PLAN

GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 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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CONTACT US

Durrants, 10 New Market, Beccles,
Suffolk, NR34 9HA

Tel : **01502 712122**

Email : **beccles@durrants.com**

