



48 RICHARD CRAMPTON ROAD

BECCLES, NR34 9HN



Located within the sought-after and well-established area of Richard Crampton Road, this well-presented two-bedroom detached bungalow offers comfortable, single-level living just a short distance from Beccles town centre and local amenities.

The accommodation comprises an entrance hall leading to two bedrooms, including a master bedroom featuring a charming box bay window to the front aspect and fitted wardrobes. The shower room sits conveniently off the hallway, followed by a kitchen/breakfast room enjoying views to the rear and access through to the conservatory.

The light and airy sitting room also benefits from French doors opening into the conservatory, which provides a lovely spot to relax while enjoying views of the private rear garden. A further door leads directly out to the garden, creating an excellent flow between indoor and outdoor living spaces.

Outside, the property is approached via a driveway providing off-road parking and leading to a garage with an electric roller door. The front garden is attractively laid to lawn with gravel and shrub borders, while the rear garden offers a patio area, a lawned garden with mature plants and shrubs, and plenty of space to enjoy outdoor entertaining.

This delightful bungalow offers well-balanced accommodation in a peaceful yet convenient location – ideal for those seeking a comfortable home close to the heart of Beccles.

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 – C



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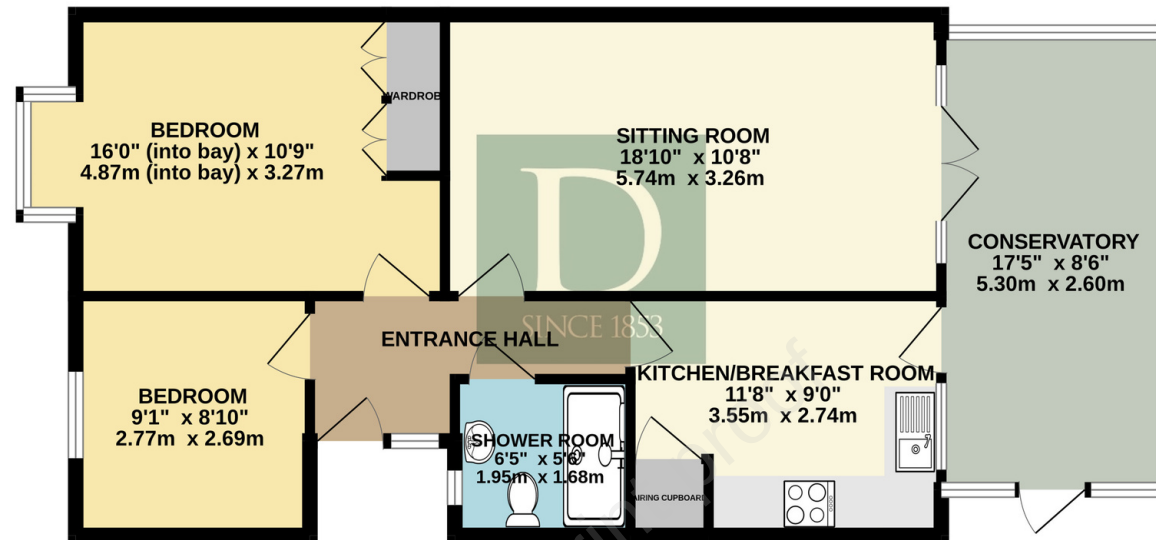




NO ONWARD
CHAIN!

FLOOR PLAN

GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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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