



MULBERRY HOUSE, 12C NORTHGATE

BECCLES, NR34 9AS



Tucked away from the road in a highly desirable central location, Mulberry House occupies an enviable plot and offers generously proportioned accommodation throughout, complemented by a surprisingly large and private garden.

The property is entered via an inviting entrance hall which opens into an impressive, spacious stair hall with a striking galleried landing, creating a wonderful sense of space and character. The ground floor provides two well-proportioned reception rooms, offering flexibility for both formal entertaining and relaxed family living. A generous kitchen/breakfast room forms the heart of the home, complemented by a utility room with a substantial walk-in pantry, a practical boot room with internal access to the large double garage, and a cloakroom/WC. A concealed hallway beneath the staircase leads to the boiler room and WC, making excellent use of the available space.

The first floor offers four comfortable bedrooms and a family bathroom. The principal bedroom benefits from its own en-suite bathroom and enjoys direct access to a substantial loft space, presenting an exciting opportunity for further accommodation or additional living space, subject to the necessary planning permissions and building regulations.

Outside, the property continues to impress with a driveway providing parking and a beautifully maintained rear garden. Unusually generous for such a central position in Beccles, the garden offers a wonderful setting for outdoor entertaining, family enjoyment, or simply relaxing in peaceful surroundings.

Mulberry House presents a rare opportunity to acquire a substantial family home combining space, privacy and future potential, all within easy reach of the excellent amenities and historic charm of Beccles town centre.







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

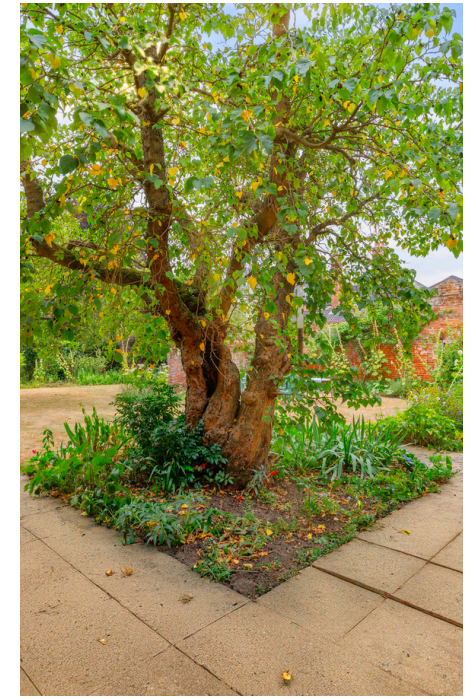
Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – G

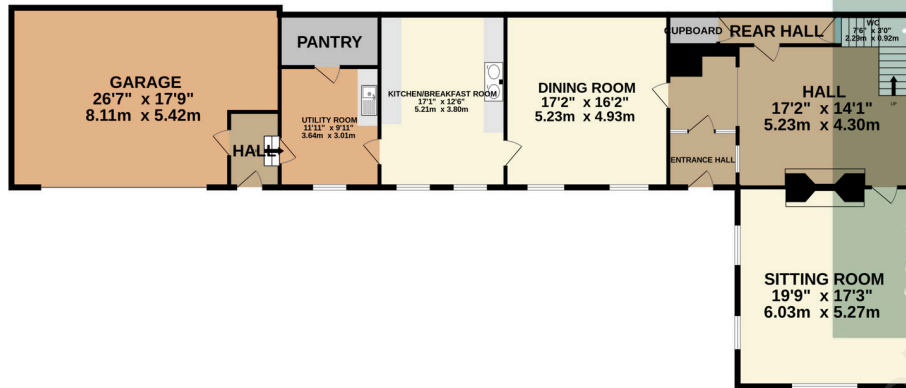




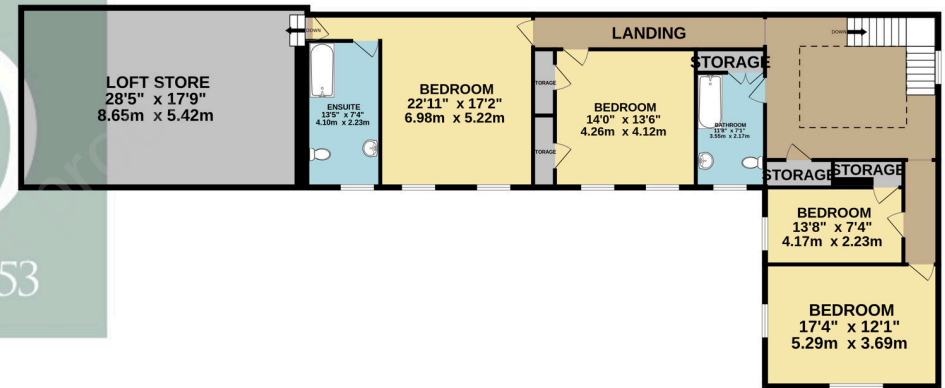
NO ONWARD
CHAIN!



GROUND FLOOR
1846 sq.ft. (171.5 sq.m.) approx.



1ST FLOOR
1900 sq.ft. (176.5 sq.m.) approx.



TOTAL FLOOR AREA : 3746 sq.ft. (348.0 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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