



**Townlands Drive, Beccles NR34 9XU**

**welcome to**

## **Townlands Drive, Beccles**

William H Brown are delighted to present this Two Bedroom Detached Bungalow on Townlands Drive. This Bungalow offers spacious living areas, as well as a sizeable plot, with ample front and rear garden. The property offers easy access to nearby local amenities! This Bungalow is a must see!!

### **Entrance Hall**

Access to lounge, kitchen, bedrooms one and two, and bathroom. Loft access. Carpet flooring. Boiler tank cupboard. Storage cupboard. Radiator. Power points.

### **Lounge**

18' 6" Max x 11' ( 5.64m Max x 3.35m )  
Double glazed windows to side and front. Carpet flooring. Feature electric fireplace. Radiator. Power points.

### **Kitchen**

12' 11" Max x 11' 6" ( 3.94m Max x 3.51m )  
Double glazed door to side leading to garden. Double glazed window to rear. Vinyl tile flooring. Fitted units and worktops. Overhead storage cupboards. Sink and drainer unit. Integrated electric oven and grill. Induction hobs. Extractor fan. Space for washing machine. Space for fridge freezer. Boiler. Consumer unit. Radiator. Power points.

### **Bedroom One**

15' 11" Max x 9' 10" ( 4.85m Max x 3.00m )  
Double glazed door to garden. Double glazed window to rear. Access to ensuite. Carpet flooring. Radiator. Power points.

### **Ensuite**

Wood tile flooring. Wc. Sink and mixer taps. Integrated cupboard. Spotlights. Extractor fan.

### **Bedroom Two**

12' 11" x 11' 6" ( 3.94m x 3.51m )  
Double glazed window to front. Carpet flooring. Integrated wardrobe units. Radiator. Power points.

### **Shower Room**

Double glazed window to side. Laminate/vinyl

flooring. Tiled walls. Sink and mixer taps. Shower head unit. Wc. Radiator. Extractor fan.

### **Front Garden**

Tiled driveway with grass plot to front. Access to garden. Pathway to double gates leading to rear garden.

### **Rear Garden**

Patio tiles leading to grass plot. Double gates leading to driveway. Outside tap. Fence surrounding. Access to workshop and garage.

### **Outbuilding**

Brick built garage with electricity.





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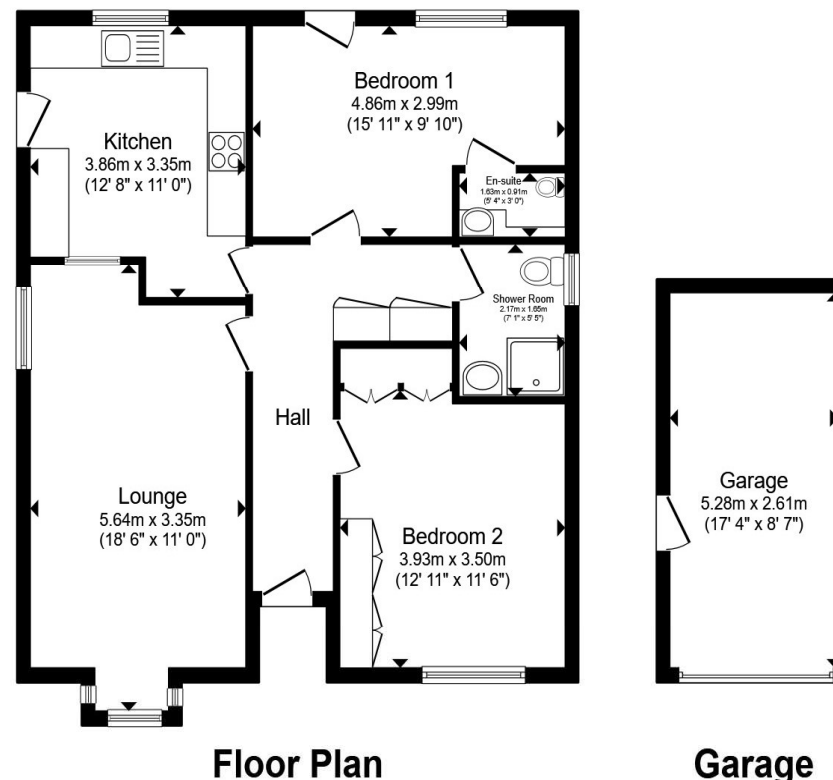
welcome to

## Townlands Drive, Beccles

- TWO BEDROOM DETACHED BUNGALOW
- DRIVEWAY AND GARAGE
- SPACIOUS REAR GARDEN
- WET ROOM AND EN-SUITE
- LOCATED CLOSE TO AMENITIES

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£250,000**



Total floor area 88.6 m<sup>2</sup> (954 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LOW109687 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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