



*Ellough Road
Beccles, Suffolk*

Situated on the outskirts of Beccles, this well-proportioned detached bungalow enjoys a convenient position within easy reach of a regular bus service and the nearby shopping parade at Worlingham. The property offers spacious and versatile accommodation, together with good-sized gardens, ample off-road parking and a single garage. The accommodation benefits from sealed unit double glazing and gas-fired central heating and briefly comprises an entrance porch leading into a welcoming entrance hall, separate sitting room, kitchen, dining room/ second sitting room, three double bedrooms, family bathroom and a useful attic room providing additional space.

Property Features:

- Well Proportioned Detached Bungalow
- Entrance Hall
- Three Double Bedrooms
- Sitting Room / Separate Dining Room or Second Sitting Room
- Fitted Kitchen
- Family Bathroom
- Attic Space / Potential 4th Bedroom
- Generous Driveway With Single Garage With Inspection Pit
- Enclosed Rear
- End Of Chain



The Property:

Upon entering the property, a front entrance porch leads through to the main entrance hall. The hall provides access to all principal rooms, together with a small staircase leading to the attic space, an airing cupboard and a further useful storage cupboard. The sitting room is positioned to the front of the property and enjoys a pleasant dual aspect, with windows to two elevations allowing an abundance of natural light into the room. A feature brick fireplace provides an attractive focal point, while there is ample space for a range of furniture. The kitchen is fitted with a range of base and wall-mounted units, work surfaces with inset sink and drainer, built-in four-ring hob and a tall housing unit incorporating a double oven and grill. There is also space for a breakfast table, making this a practical and sociable kitchen space. An opening from the kitchen leads into the dining room/second sitting room, a versatile additional reception space which benefits from French doors opening directly onto the rear garden. The room also enjoys views over the garden and would provide flexibility for formal dining, relaxing or entertaining. The bungalow provides three double bedrooms, all accessed from the entrance hall. Two of the bedrooms benefit from fitted wardrobes, providing useful storage. The family bathroom is fitted with a white suite comprising panelled bath, low-level WC, wash hand basin and separate corner shower enclosure.









Additional Information:

Local Authority : East Suffolk

Council Tax Band: C

Services: Gas connected for hot water and central heating, electricity connected, mains water connected and mains sewer.

Viewings: By Appointment Only

Post Code: NR34 7AB

EPC Rating: TBC - Ordered

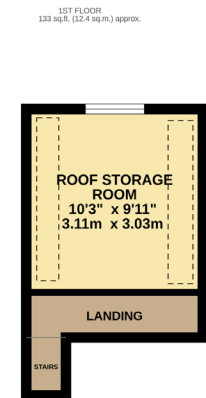
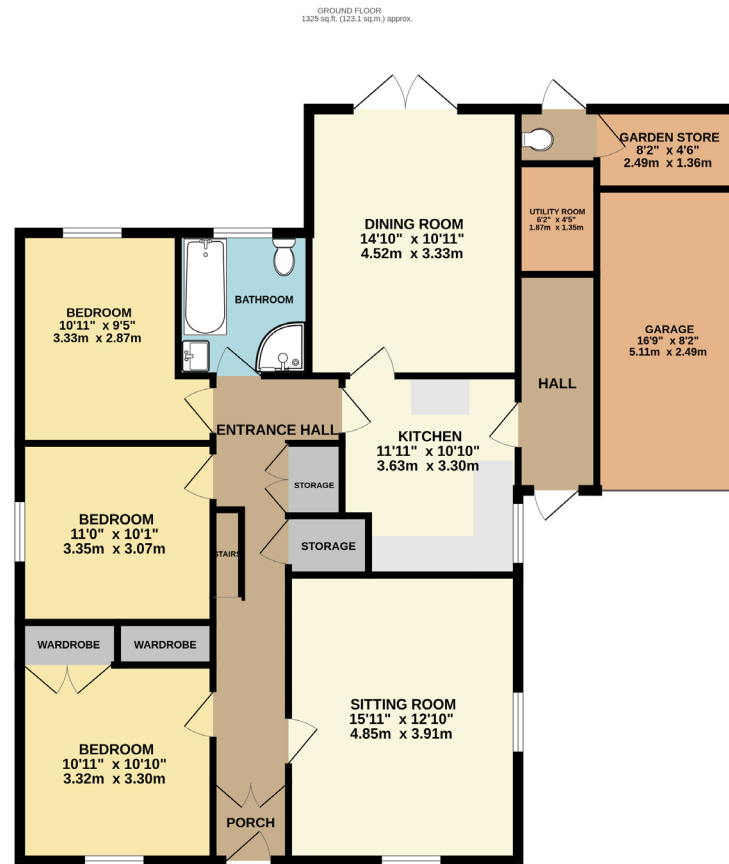
Guide Price : £285,000

Tenure: Freehold

Property Disclaimer:

The property details are for guidance purposes only and do not form part of a legal contract. Whilst every care has been taken in preparation of these particulars; we advise potential buyers to check room measurements as all room measurements are approximate and therefore should not be relied upon.

The property is offered subject to contract and availability. Any services, systems or appliances referred to have not been tested by the selling agent unless specifically stated otherwise, and prospective purchasers are advised to satisfy themselves as to their condition and suitability.



TOTAL FLOOR AREA: 1458 sq.ft. (135.5 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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