22a Station Road,

Beccles, NR34 9QJ

Situated on the highly sought-after Station Road in Beccles, this spacious four-bedroom townhouse offers generous and versatile accommodation throughout.

The accommodation comprises an entrance hall leading to a welcoming sitting room with a box bay window, feature fireplace and storage cupboard, opening through to the dining room. Double doors lead into the garden room, enjoying views over the rear garden with further doors opening outside. The dining room also provides access to the inner hall with stairs to the first floor, a ground floor WC, and a generous kitchen/breakfast room leading to a useful utility room with external access.

Upstairs are four well-sized bedrooms, a family bathroom and separate WC. The principal bedroom benefits from a box bay window and en-suite shower room, while three bedrooms feature built-in storage cupboards.

Outside, a block-paved driveway provides off-road parking and leads to the garage. The enclosed rear garden is mainly laid to lawn with established plant and shrub borders, creating an attractive space to enjoy.

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.

AGENTS NOTES

Please be aware of a shared footpath at the front of the property

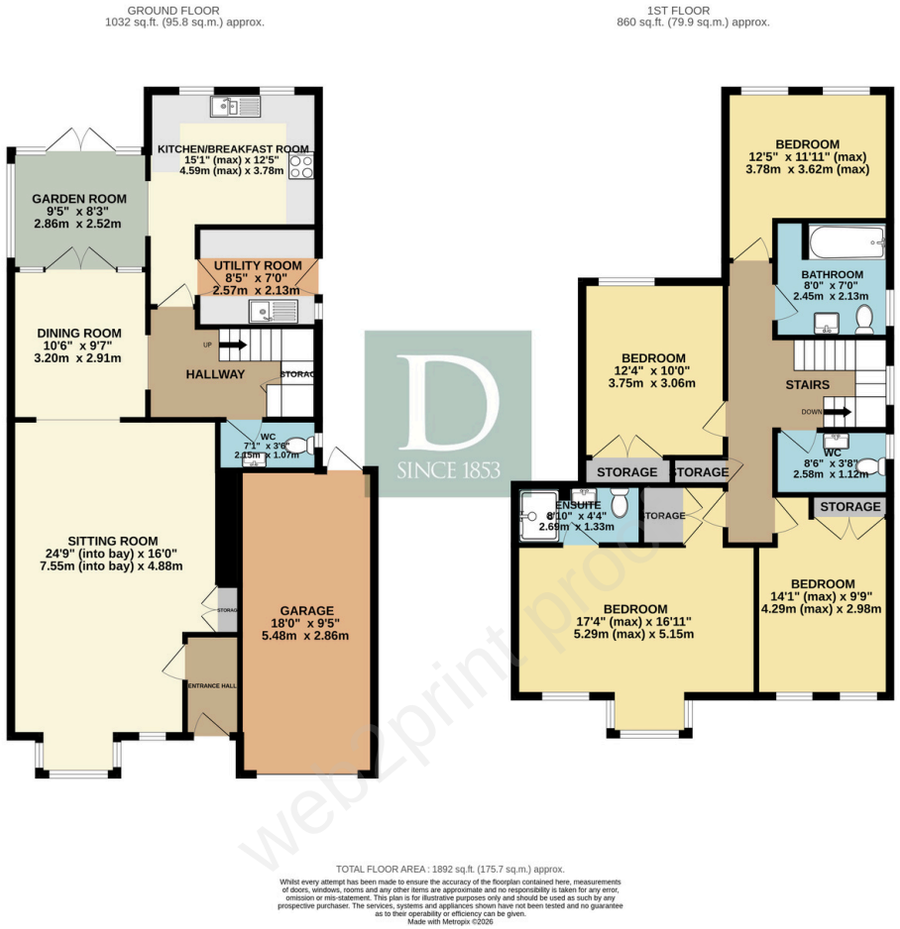
LOCAL AUTHORITY

East Suffolk Council. Council Tax Band – D

4 2 3

No onward chain!

Floor Plan



TOTAL FLOOR AREA : 1892 sq.ft. (175.7 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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