



2 HOMEFIELD AVENUE

BECCLES, NR34 9UB



Located in a sought-after and peaceful unadopted lane within the popular market town of Beccles.

Upon entering, you are welcomed into the sitting room, featuring a front-facing window and an attractive feature fireplace – perfect for cosy evenings in. From the sitting room you have access to stairs leading to the first floor whilst at the other end there is an arch way offering a seamless passage into the dining room, which enjoys a rear aspect. The dining room opens into the kitchen, which in turn leads to a rear hall providing access to the garden, a useful utility room, and a ground floor shower room – adding valuable flexibility to the layout.

SERVICES

Mains electricity, water and sewerage are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - B



Upstairs, the property offers two generously sized bedrooms. This floor is completed by a newly refitted bathroom accessed from the landing.

Externally, the front garden is low maintenance, with a paved area bordered by mature plants and shrubs, and a pathway leading to the front door. A side path gives access to the generous rear garden, which is paved with mature plants and shrubs – ideal for enjoying outdoor relaxation or entertaining in warmer months.



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NO ONWARD
CHAIN

FLOOR PLAN



TOTAL FLOOR AREA: 845 sq.ft. (78.5 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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