



*Nicholson Drive  
Beccles, Suffolk*



*A detached bungalow pleasantly situated on the outskirts of the town centre, conveniently positioned within easy reach of a regular bus service and local amenities.*

*The well-proportioned accommodation comprises a sitting room, conservatory, kitchen/diner, three separate bedrooms, and a modern shower room. The property is offered for sale with no onward chain, making it an ideal opportunity for a straightforward purchase.*

### Features

- Three Bedroom
- Detached Bungalow
- Kitchen Diner
- Sitting Room
- Conservatory
- Shower Room
- Ample Off Road Parking
- Single Garage



### The Property

To the front of the property there is a driveway providing ample off-road parking, which extends to a single garage.

Upon entering the property, you are welcomed by a spacious entrance hall with two useful built-in storage cupboards, providing excellent practical storage. A door leads through to the sitting room, which is a bright and generously sized space offering ample room for a range of furniture layouts. Sliding patio doors open into the uPVC conservatory, which enjoys pleasant views over the garden and benefits from a door providing side access.

The kitchen/diner is positioned to the front of the property and is fitted with a range of work surfaces with cupboards and drawers above and below. Integrated appliances include a gas hob and a high-level double oven and grill, with additional space for dining furniture, making it a practical and sociable room.

Leading off the hallway are two well-proportioned double bedrooms and a good-sized single bedroom, all offering ample space for bedroom furniture and versatility for use as guest rooms, a home office, or hobby space. The shower room comprises a modern suite including a shower cubicle, low-level WC, and a vanity wash basin, finished in a contemporary style.











## Outside

Externally, a paved pathway leads to the front entrance, bordered by low-maintenance shingle gardens with inset shrubs, creating an attractive approach. To the side of the property, a driveway provides off-road parking and leads to a single garage, which is fitted with an up-and-over door and benefits from power and lighting.

## Additional Information:

Local Authority : East Suffolk

Council Tax Band: C

Services: Gas fired boiler for hot water and central heating. Mains water and sewage. Electricity connected.

Viewings: By Appointment Only

Post Code: NR34 9UX

EPC Rating: D

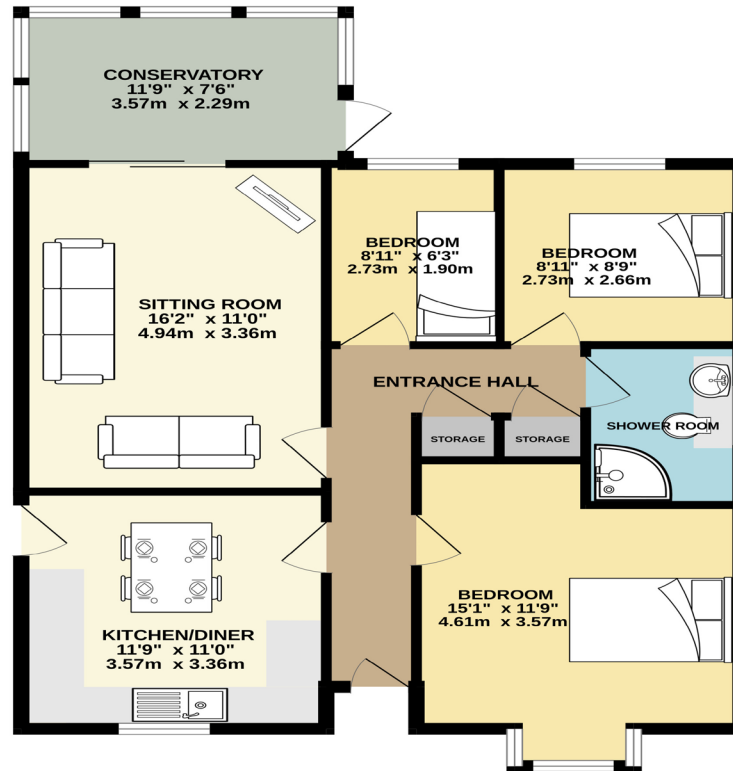
Guide Price : £265,000

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.





GROUND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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