



70 ST GEORGES ROAD
BECCLES, NR34 9YA



Situated in a popular residential location in Beccles, this extended detached three-bedroom home offers spacious and versatile accommodation, conveniently positioned within easy reach of the town centre and its range of amenities.

The property is entered via an entrance hall with stairs rising to the first-floor landing and doors leading to the ground-floor WC, living room and kitchen. The living room benefits from a window to the front aspect and opens through to an open-plan kitchen/diner, creating a sociable space for everyday living. The kitchen is fitted with a range of base and eye-level units, together with a useful storage cupboard and access to the utility room, which provides a door leading to the rear of the property.

Further accommodation includes a rear reception room, accessed from the kitchen/diner, featuring sliding doors opening onto the rear garden. An adjoining study, with a window overlooking the rear aspect, offers a useful space for home working or additional flexibility to suit individual needs. To the first floor, the landing incorporates a storage cupboard and provides access to three bedrooms and the family bathroom.

Externally, the property is approached via a driveway providing off-road parking for several vehicles and leading to a

garage fitted with a roller door. To the rear, the gardens are predominantly laid to lawn and feature a patio area with pergola, ideal for outdoor relaxation and entertaining. The garden is arranged over raised levels, with steps leading up to the lawned area, and is enclosed by a mature shrub hedge, offering an established and attractive setting.

An excellent opportunity to acquire an extended detached home offering flexible living accommodation, off-road parking and a garage, all within a convenient and popular Beccles location.

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.

LOCAL AUTHORITY

East Suffolk. Council Tax Band – C



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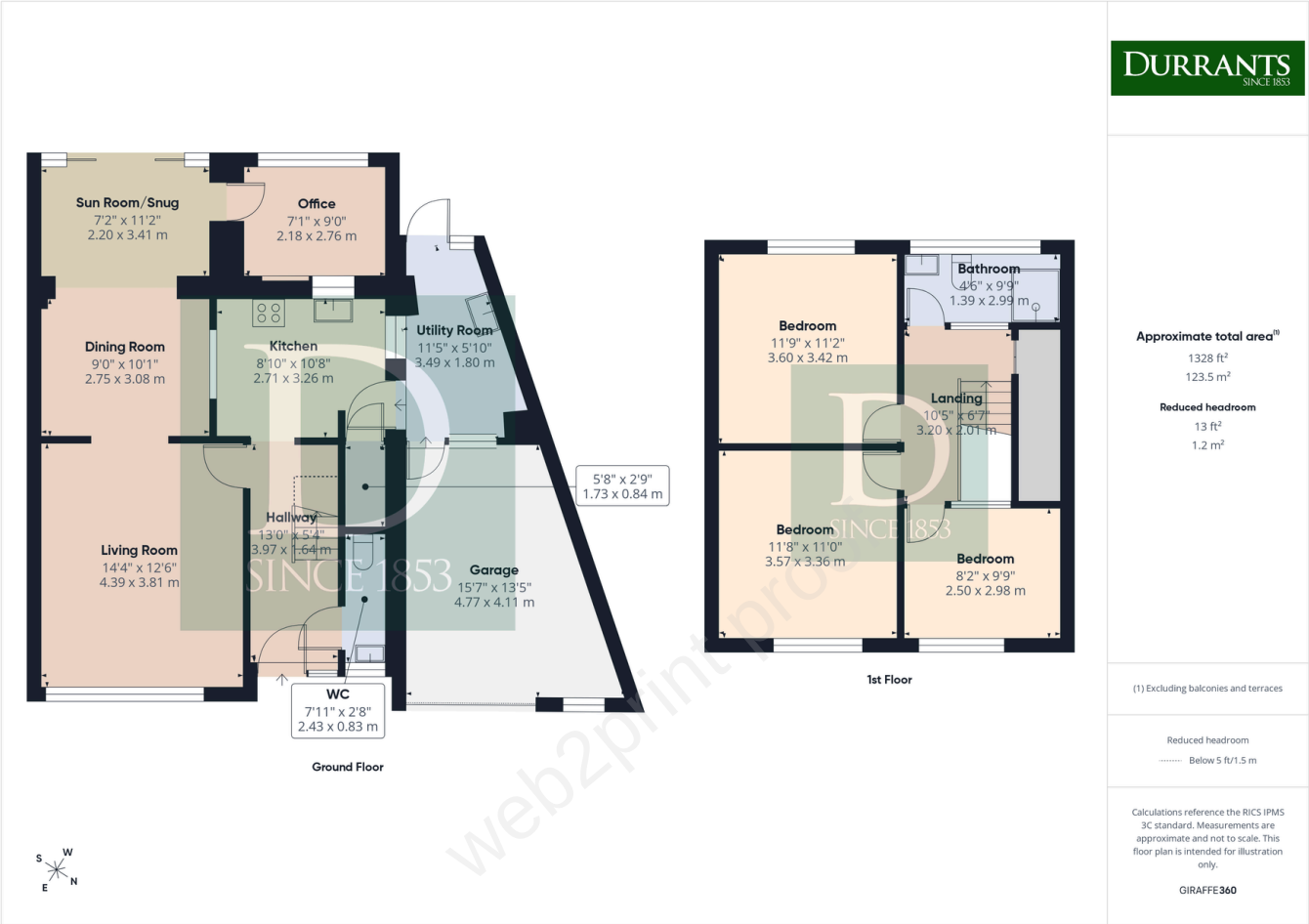
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EXTENDED
FAMILY HOME!

FLOOR PLAN



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