



*London Road  
Beccles, Suffolk*

**\*\*£250.00 towards Legal Fees\*\***

*A beautifully crafted new-build bungalow in the peaceful village of Shadingfield, offering stylish single-level living with a high-end finish throughout.*

*Set along London Road, this home perfectly balances countryside tranquillity with convenience, sitting just a short drive from Beccles and the ever-popular Southwold coastline.*

### **Features**

- Detached New Build Bungalow
- Three Double Bedrooms
- One Family Bathroom With Bath & Separate Walk In Shower
- En suite To Master Bedroom
- Fully Fitted Modern Kitchen
- Open Plan Living Room Dining Space
- Bi-fold Doors Opening To Outdoor Space
- Enclosed Wrap Around Garden
- Large Driveway
- Garage / External Charging Point
- End Of Chain



### **The Property:**

From the moment you arrive, the sense of space is clear. A generous brick weave driveway provides ample parking and leads to a garage with an external electric charging point, while the property itself sits neatly within its plot, framed by a wrap-around garden designed for both privacy and enjoyment.

Step inside and the home immediately opens up into an impressive open-plan living space. This is the heart of the property—bright, contemporary, and designed with modern living in mind. The kitchen area is sleek and refined, complete with quartz worktops, integrated appliances, and a central island that doubles as a social hub. Flowing seamlessly from here, the living and dining space is perfect for entertaining, with aluminium bi-fold doors drawing in natural light and connecting effortlessly to the garden beyond.

The layout has been thoughtfully arranged to create a clear separation between living and resting areas. Three generously sized double bedrooms sit to the front and side of the property, each offering comfortable and versatile space. The principal bedroom benefits from its own stylish en-suite, while the remaining bedrooms are served by a luxurious family bathroom featuring both a bath and separate walk-in shower—finished with striking, high-quality fittings.







Outside, the garden has been designed for low-maintenance enjoyment without compromising on style. Porcelain patio areas wrap around the property, creating multiple seating spots, while the lawn is bordered by fencing and mature hedging, offering a good degree of privacy with woodland beyond.

This is a home that combines quality, space, and setting—ideal for those looking to enjoy modern living in a relaxed village environment.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: TBC

Services: Air Source Heating, Electricity Connected, water connected, sewage treatment plant.

Viewings: By Appointment Only

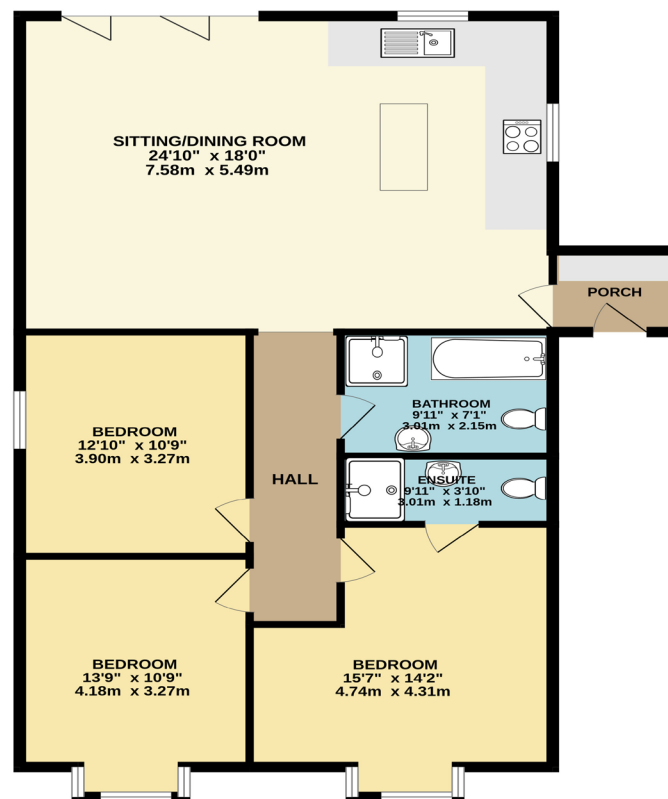
Post Code: NR34 8DE

EPC Rating: Exempt

Offers Over : £500,000

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  
1108 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA: 1108 sq.ft. (102.9 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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