



20A PLEASANT PLACE  
BECCLES, NR34 9YD



Tucked away in a secluded position and set back from the road, this well-presented two bedroom detached bungalow was built in 2008 and enjoys a quiet setting while remaining conveniently close to the centre of the popular market town of Beccles.

The accommodation is arranged around a welcoming entrance hall with useful built-in storage cupboards and doors leading to all principal rooms. The spacious bathroom benefits from a front-facing window, while both bedrooms are doubles. The master bedroom enjoys views over the rear gardens and features a double built-in wardrobe. The kitchen is well appointed with a built-in fridge freezer, cooker and hob, and has a window overlooking the rear garden. The bright and airy lounge diner is a particular highlight, offering French doors to two aspects providing access to both the side and rear gardens, along with an additional front-facing window.

Externally, the property is approached via a driveway leading to two allocated parking spaces and a garage. Gated access is available on either side of the bungalow, leading to the side and rear gardens which feature paved patio areas and are predominantly laid to lawn, ideal for outdoor relaxation and entertaining.

The property further benefits from gas central heating, double glazing throughout and is offered to the market with no onward chain, making it an excellent opportunity for downsizers, retirees or those seeking a peaceful yet central 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.)

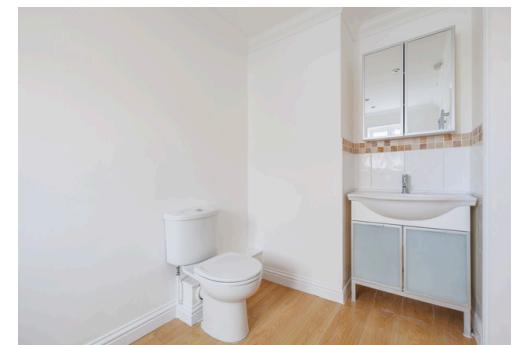
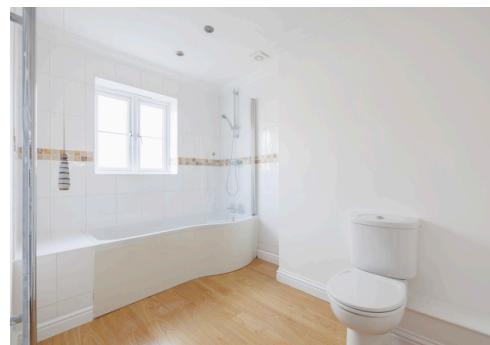
#### VIEWING

Strictly by appointment with the agent's Beccles Office.

#### LOCAL AUTHORITY

East Suffolk Council. Council Tax Band – C

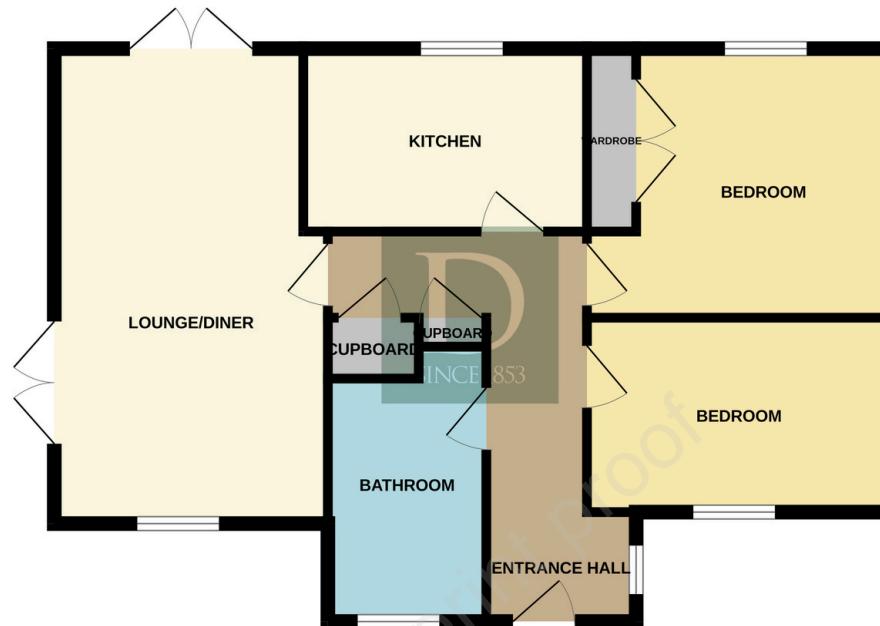




NO ONWARD  
CHAIN!

## FLOOR PLAN

GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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. Prospective buyers should satisfy themselves that the property is suitable for their needs 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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### CONTACT US

Durrants, 10 New Market, Beccles,  
Suffolk, NR34 9HA

Tel : 01502 712122  
Email : [beccles@durrants.com](mailto:beccles@durrants.com)