



11 HOMEFIELD PADDOCK,  
BECCLES, NR34 9NE





Situated on a generous corner plot within the highly desirable Homefield Paddock, this three-bedroom detached chalet bungalow in need of modernisation, offers spacious and versatile accommodation, beautifully complemented by well-maintained gardens and ample off-road parking.

The property is approached via a driveway providing off-road parking and leading to a detached single garage. Set back within its plot, the home enjoys attractive frontage with established plant and shrub borders and a pathway leading to the entrance porch.

The entrance porch opens into a generous reception hall featuring a double storage cupboard with sliding doors. Double doors lead through to the lounge, a bright and spacious room with windows to two aspects enjoying delightful views over the gardens and a feature fireplace creating a focal point. An inner hall provides access to the staircase rising to the first floor and leads to the sunroom, which benefits from sliding doors opening directly onto the garden — an ideal space for relaxing or entertaining. A further versatile reception room offers flexibility as a ground floor bedroom or dining room, complete with double built-in storage cupboards and a side aspect window.

The kitchen/breakfast room is accessed from the inner hall and features a side aspect window and a door leading through to the

ground floor bathroom.

Upstairs, the first-floor landing gives access to two well-proportioned bedrooms, a family bathroom, and a separate WC, providing practical accommodation for family living or guests.

Externally, the landscaped gardens wrap around the property and are a particular feature, with areas laid to lawn, paved patios, and pathways creating ideal spaces for outdoor entertaining. Mature plant and shrub borders add colour and privacy, enhancing the appeal of this attractive home.

Offering flexible living space, a generous plot, and a sought-after location, this charming chalet bungalow presents a wonderful opportunity in one of Beccles' most popular residential areas.

#### SERVICES

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

#### LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - D



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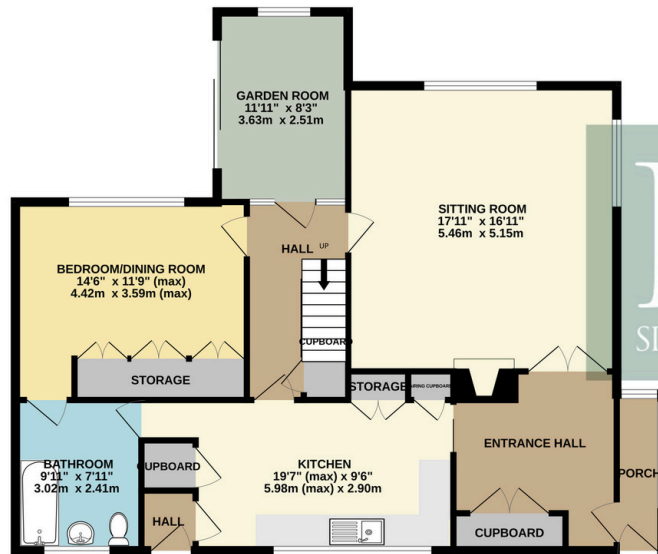




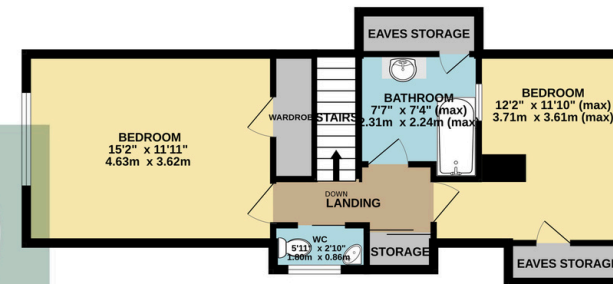
NO ONWARD  
CHAIN!

## FLOOR PLAN

GROUND FLOOR  
1068 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1567 sq.ft. (145.6 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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