



17 BUTTERFLY DRIVE
BECCLES, NR34 9YJ



Situated on the sought-after Barsham Vale development, this modern three-storey townhouse offers spacious and well-planned accommodation, ideal for families, professionals, or those seeking flexible living space.

The ground floor comprises a welcoming entrance hall with cloakroom/WC, a comfortable sitting room, and a contemporary kitchen/breakfast room with double doors opening from the sitting room. The kitchen enjoys views over the enclosed rear garden, creating an ideal space for both everyday living and entertaining.

On the first floor are two well-proportioned bedrooms and the family bathroom. The principal bedroom, positioned to the front of the property, benefits from its own en-suite shower room.

The second floor is dedicated to a further generous bedroom, set within the eaves and complemented by en-suite facilities, providing an excellent guest suite or private principal bedroom.

Outside, the enclosed rear garden offers a secure and low-maintenance outdoor space, with a rear gate providing access to the allocated parking area.

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.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – D

AGENTS NOTES

There is an annual service charge - the recent payment for this year was £132



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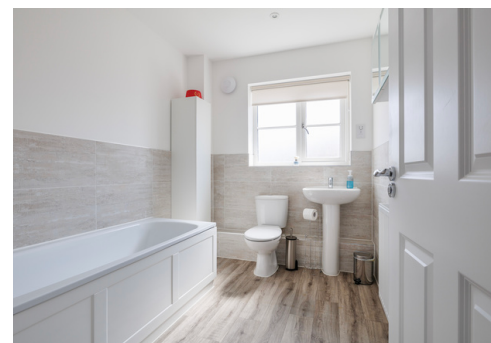


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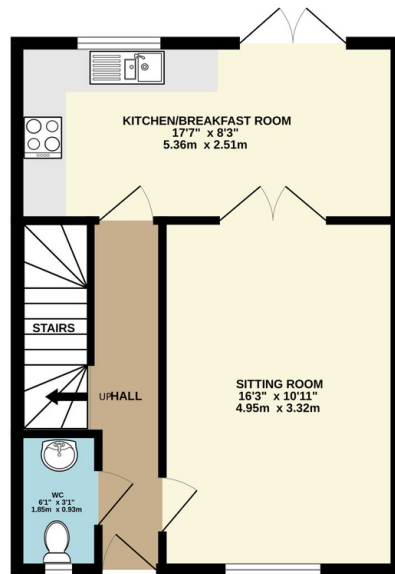




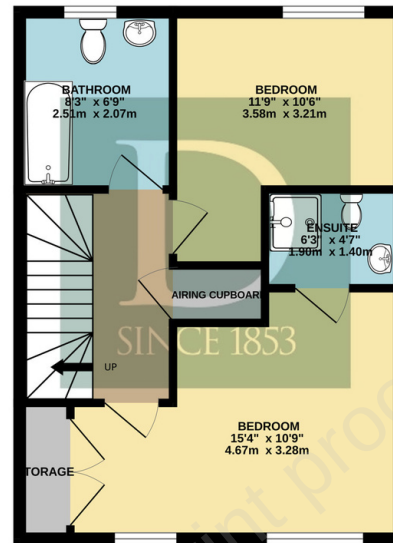
THREE STOREY
TOWNHOUSE!

FLOOR PLAN

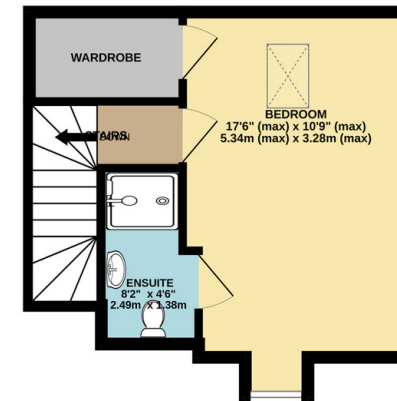
GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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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