



*Ellough Road  
Beccles, Suffolk*

*A beautifully extended detached bungalow set on a generous corner plot, thoughtfully landscaped with mature planting and palm trees, creating a distinctive and private setting.*

*This impressive home offers spacious and well-balanced accommodation throughout, including a superb 33ft sitting/ dining room, a stylishly fitted kitchen/ breakfast room, a large conservatory, two generous double bedrooms, a contemporary shower room, and a versatile dressing room which could easily serve as a third bedroom.*

#### **Property Features:**

- Detached Bungalow
- 33ft Sitting Room / Dining Room
- Fitted Kitchen Breakfast Room
- Large Conservatory
- Two Generous Sized Double Bedrooms
- Contemporary Shower Room
- Dressing Room / Third Bedroom
- Landscaped Gardens
- Ample Off Road Parking
- Double Garage



#### **The Property:**

On entering the property, you are welcomed by a bright and spacious entrance hall. The standout 33ft sitting/dining room is positioned to the left and enjoys an abundance of natural light from multiple windows, creating a warm and inviting space ideal for both relaxing and entertaining, with ample room for a full suite of furniture and a family dining table.

The kitchen/breakfast room is well-appointed with an extensive range of worktops, cupboards, and drawers, complemented by integrated appliances including a fridge/freezer, dishwasher, hob, and double oven. There is also space and plumbing for a washing machine, along with a breakfast bar providing a casual dining area. A side entrance door offers additional access, while French doors open through to a spacious conservatory with surrounding double glazed windows and further French doors leading out to the garden. The inner hallway gives access to two well-proportioned double bedrooms and a generously sized, modern shower room featuring a large double shower cubicle, a vanity unit with twin sinks and storage below, and a low-level WC. From here, a door leads into a dressing room, which offers flexibility to be used as a third bedroom if required.









### **Outside**

Externally, the property continues to impress. To the front, a driveway provides ample off-road parking and leads to a double garage. A pathway extends to the main entrance and continues around the bungalow. The rear garden is fully enclosed and designed for ease of maintenance, offering a private and enjoyable outdoor space.

### **Location**

The bustling Market Town of Beccles, also known as the 'Gateway to the broads' benefits from having its own Train Station (East Suffolk Line) with links to Ipswich and onto London Liverpool Street, and more local location such as Brampton and Oulton Broad. Beccles has a bus station located centrally with regular services to the City of Norwich, the seaside towns of Great Yarmouth and Gorleston, as well as Lowestoft, Pakefield and many other villages in between. The bus station is conveniently situated immediately opposite the property. Beccles also has easy access to local independent shops, restaurants and public houses. countryside walks.

**Additional Information:**

**Local Authority :** East Suffolk

**Council Tax Band:** TBC

**Services:** Mains gas for hot water and central heating, electricity and water connected mains sewer.

**Viewings:** By Appointment Only

**Post Code:**NR34 7AQ

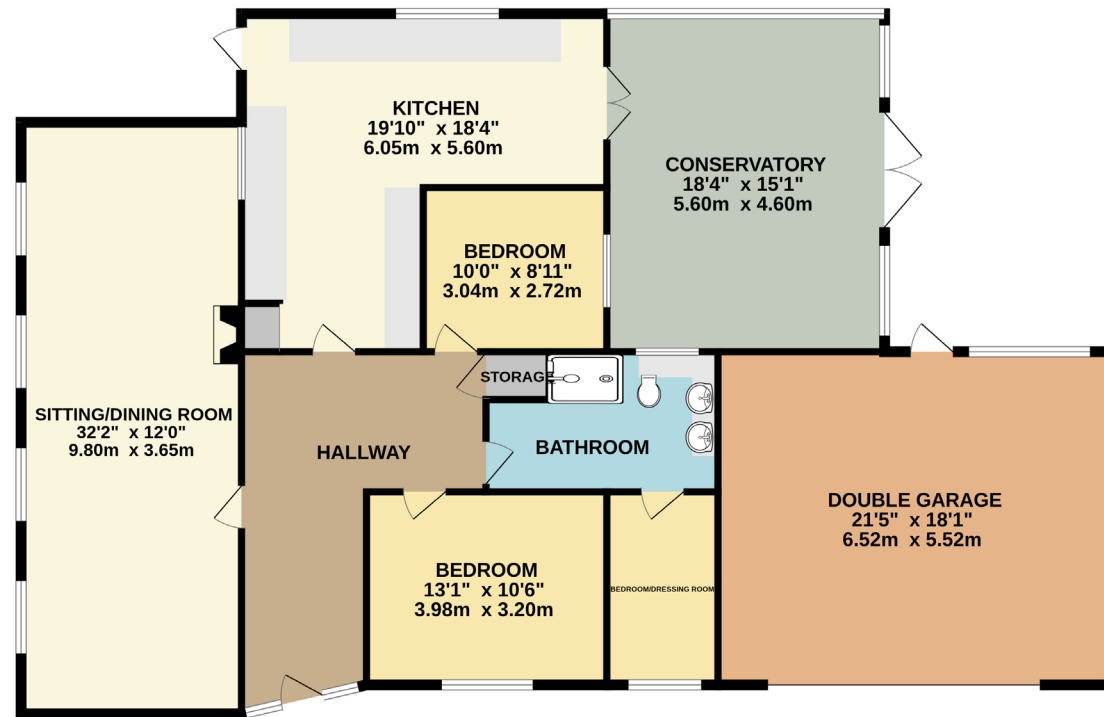
**EPC Rating:** TBC

**Guide Price :** £350,000

**Tenure:** Freehold

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**



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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