



8 CROWFOOT GARDENS
BECCLES



Three bedroom characterful family home with off road parking and beautiful gardens located close to the centre of town.

Tucked away in the corner of a cul-de-sac, this charming period home retains many original features and occupies a generous plot in a fabulous location.

Entering from the front into an entrance hall with stairs rising to the first floor. The sitting room is located at the front of the property, overlooking the cul-de-sac and retains the original fireplace making a lovely focal point for the room, a further reception room is positioned at the rear of the property and has French doors opening to the garden. Beside the dining room is the kitchen which opens to a rear hall/utility room and WC.

On the first floor the landing gives access to three bedrooms, two doubles and a single, and all enjoy pleasant views. A family bathroom with separate WC completes the accommodation.

Outside, the property has a driveway to the front leading to a detached garage. The rear garden is partly walled and is generously sized. A gate in the rear boundary gives access to a right of way which leads to Blyburgate.

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



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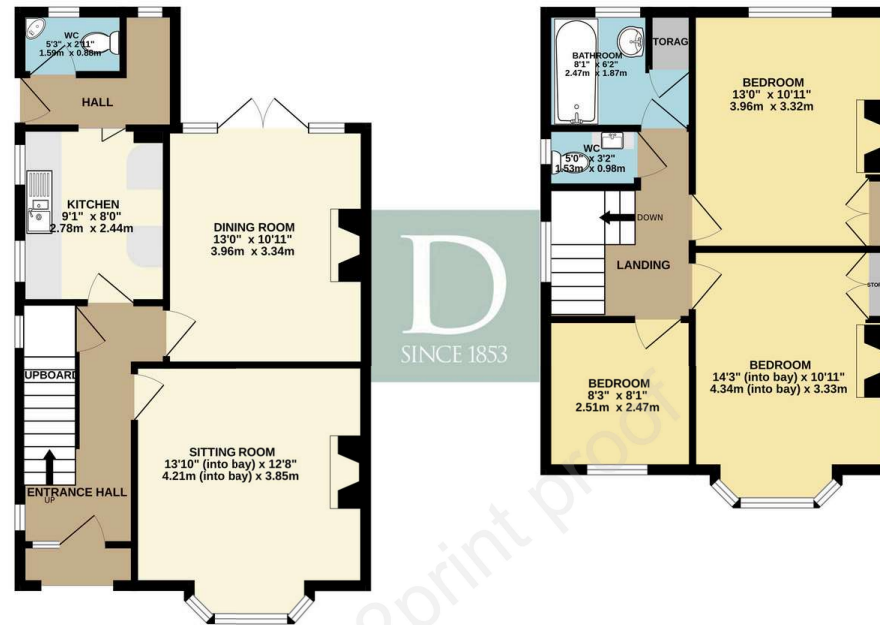


CHARACTER
PROPERTY

FLOOR PLAN

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.5 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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