



4 CLIFFSIDE
BECCLES, NR34 9NA



Nestled in the centre of town in a tucked away location with stunning views, parking and garden

Located in the far corner of Cliffside, this deceptively spacious, fabulous three storey, Sabberton built home holds many wonderful features. From the moment you step through the entrance door you gain a sense of how unique this property is. The entrance hall has stairs rising to the first floor with a further staircase leading down to the lower ground floor level. The sitting room is located off the hallway and has a large picture window giving the most lovely view of the river and water meadows beyond. The room has a fireplace a feature of the room and opens to a generously proportioned kitchen/dining room. This room, again, enjoys the same fabulous views. At the dining end of the room there is a large storage cupboard and a part vaulted ceiling with skylight giving added natural light. A WC accessed off the hallway completes the ground floor accommodation.

double rooms with one having a large walk-in wardrobe. The larger of the two bedrooms has sliding doors which lead out to a terrace which spans the whole width of the property and has an upper section which provides a lovely spot for table and chairs.

Back inside the property and moving up to the first floor where two further bedrooms can be found. Both rooms have walk in wardrobes and benefit from views over the Valley and skylights. The bedrooms both have the use of a family bathroom which is conveniently located between the rooms.

Outside, to the front, is a single garage providing parking and useful storage.

Moving down to the lower ground floor where a central hallway leads to two bedrooms and a shower room/Utility room. Again, the views from this floor are mesmerising. Both bedrooms are good sized







SERVICES

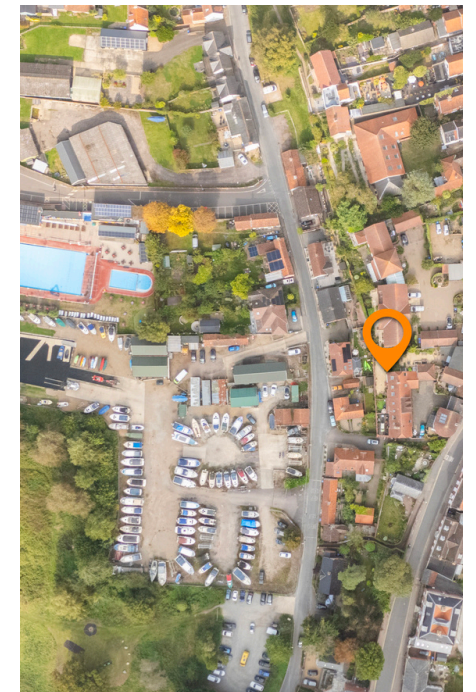
All main services are connected.
(Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - E





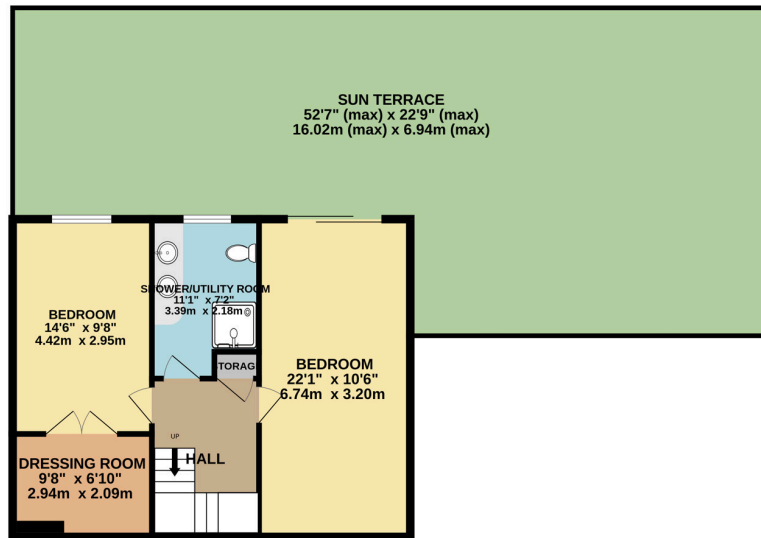
NO ONWARD
CHAIN!



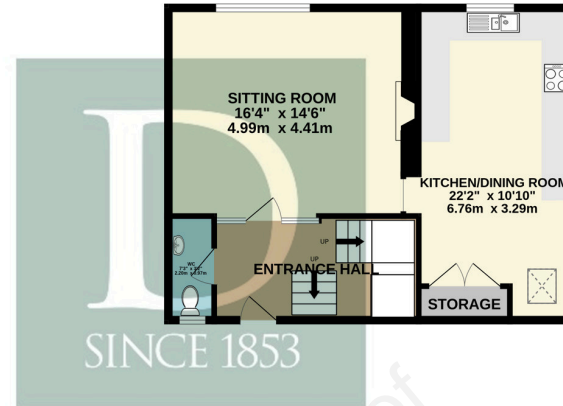


FLOOR PLAN

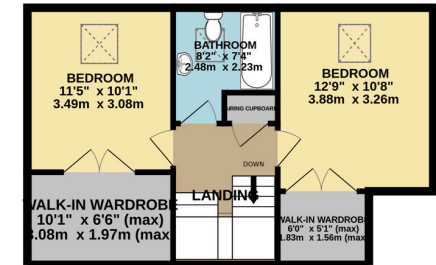
LOWER GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1686 sq.ft. (156.6 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.
Made with Metropix ©2024

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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

Tel : **01502 712122**

Email : **beccles@durrants.com**