



2 BEECH TREE CLOSE
BECCLES NR34 9UN



Beautifully presented and extended three bedroom family home positioned in well regarded part of town with parking and garden .

Approaching the property from the front brings you into an entrance hallway with stairs rising to the first floor and cloaks cupboard. A door opens to the sitting room which overlooks the front aspect and has access to an under stairs cupboard. From here access is gained to the kitchen which has been upgraded in recent years and extended to provide a great kitchen/dining/family room with French doors leading to the rear garden.

On the first floor the landing leads to a updated family shower room and three bedrooms.

Outside, the property is set back from the road with an enclosed easy maintenance front garden.

A driveway is positioned at the side of the property allowing for electric charging (current charging point is not included in the sale).

At the rear of the parking area is a gate that opens to the rear garden which, again, is designed for ease of maintenance.

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

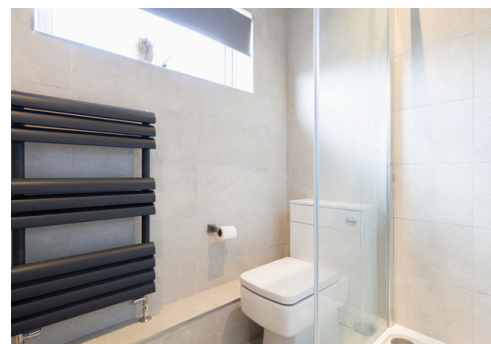
Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council.

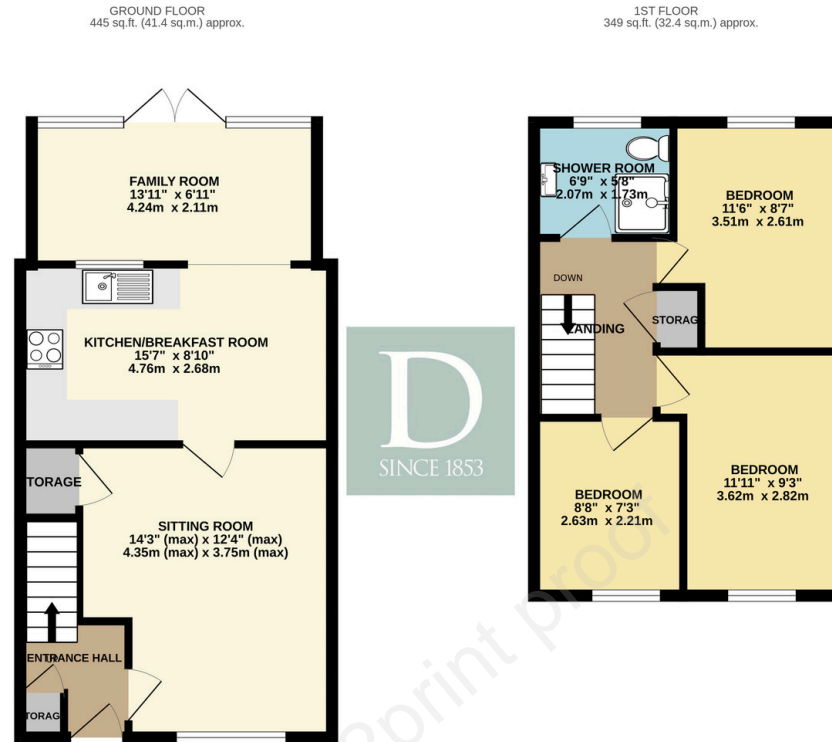
Council Tax Band - C





NO
ONWARD
CHAIN!

FLOOR PLAN



TOTAL FLOOR AREA: 794 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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