



35 RICHARD CRAMPTON ROAD

BECCLES, NR34 9HN



This well-appointed detached bungalow is designed for comfort and convenience, perfect for family living or individuals seeking single-level living.

As you enter the property, you come into an inviting, L shaped hallway that extends towards the rear of the property, giving access to all principle rooms.

To the front of the bungalow are two bedrooms, both featuring built in wardrobes, one of which has a bow window. A third bedroom is found further along the hall.

The kitchen is fitted with a range of white shaker style units and a window overlooking the side aspect. The property has one main bathroom equipped with essential fixtures for daily use along with an extra toilet that provides added convenience for residents and guests.

A well-proportioned, lounge dining area offers a welcoming space for relaxation and family dinners. Sliding patio doors allow access to an inviting conservatory which extends the living space, perfect for enjoying views of the garden and serving as a sunlit retreat.

The patio area surrounding the conservatory is ideal for outdoor entertaining or dining. The property also benefits from a generously

sized, well-maintained, rear garden which offers a pleasant outdoor space for children to play or for gardening enthusiasts to enjoy.

In addition to the ample off-road parking, at the end of the driveway, adjoined to the bungalow there is a secure, brick built garage which provides options for parking and additional storage.

This property combines functional living spaces with outdoor leisure areas, making it a desirable home in a sought after setting.

SERVICES

Mains gas, electricity, water and sewerage 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

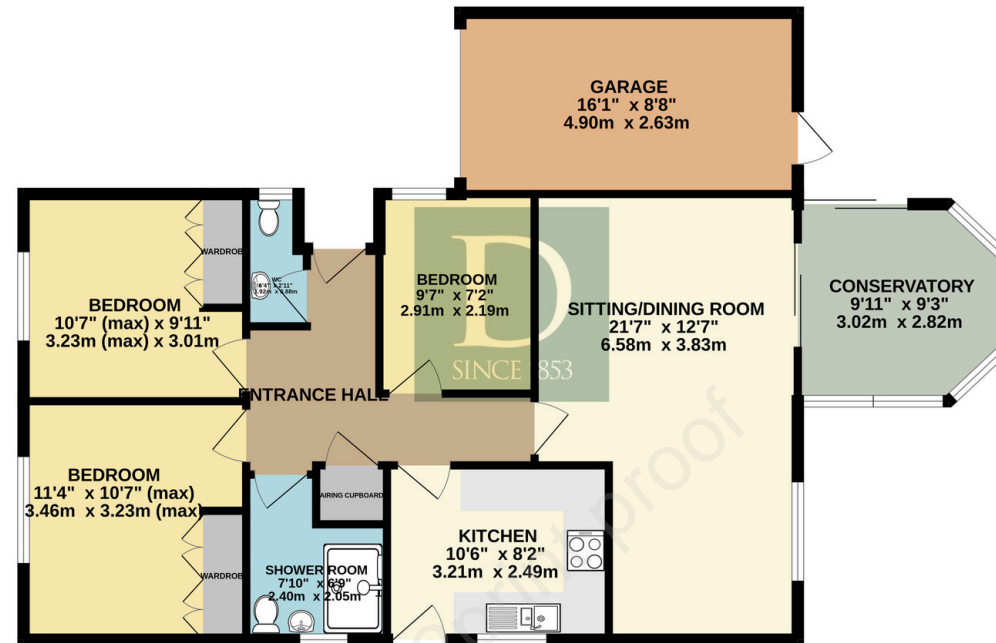




NO
ONWARD
CHAIN

FLOOR PLAN

GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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