



11 BALLYGATE

BECCLES, NR34 9NA



This stunning Grade II period townhouse, currently operated as a successful holiday home, offers stylish accommodation blended with character features throughout.

**A welcoming entrance hall with an impressive feature staircase sets the tone for the home. To the front, the elegant dual-aspect sitting/dining room is filled with natural light and features a charming fireplace with an inset wood-burning stove.**

Across the hall, the contemporary kitchen is well fitted with a range of quality units, creating an attractive and practical space for cooking and entertaining.

Tucked away behind the split-level staircase at the rear of the property is a further versatile reception room, perfect as a snug, study, or private retreat.

The first floor offers three well-proportioned bedrooms and a beautifully appointed family bathroom. The main bedroom enjoys superb views of the historic church tower, while the stylish bathroom includes a freestanding roll-top bath and a separate shower.

Outside, the property benefits from an enclosed courtyard garden—an ideal spot for relaxing or outdoor dining. There is also potential for off-road parking; please speak to the

Agent for more details.

### 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.)

### TENURE

Freehold.

### VIEWING

Strictly by appointment with the agent's Beccles Office.

### LOCAL AUTHORITY

East Suffolk Council. Council Tax Band – C





NO  
ONWARD  
CHAIN

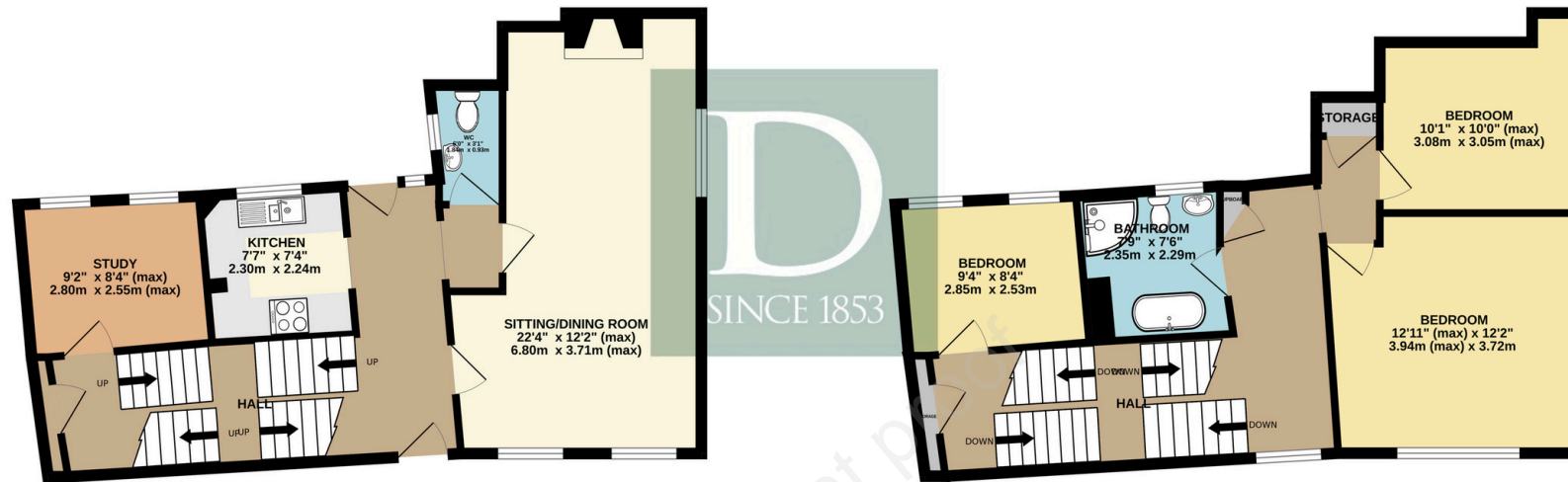




## FLOOR PLAN

GROUND FLOOR  
561 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR  
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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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### CONTACT US

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