



5 MARION CLOSE
BECCLES NR34 9UR



Tucked away in a cul-de-sac within the ever-popular market town of Beccles, this well-presented two-bedroom semi-detached home offers spacious and versatile accommodation, ideal for a range of buyers.

The property is entered via an entrance hall, which provides access to all principal rooms and features a useful storage cupboard. A door from the hallway also leads directly into the oversized sized garage, offering excellent potential for storage or further use. The kitchen is fitted with a range of base and wall units and benefits from a door opening out to the rear garden, creating a practical and functional space.

The sitting room is light and inviting, with sliding doors leading through to the conservatory. This additional reception space enjoys pleasant views over the rear garden and features doors opening directly onto the patio, seamlessly blending indoor and outdoor living.

Both bedrooms are positioned to the front of the property, with the second bedroom enhanced by an attractive box bay window. The bathroom is fitted with a window to the side aspect, allowing for natural light and ventilation.

Externally, the property is approached via a driveway providing off-road parking for several vehicles and leading to the garage. The front garden is

designed for ease of maintenance, being mainly gravelled. Gated side access leads to a side garden area and continues through to the generous rear garden. The rear garden features a paved patio area, ideal for outdoor dining, with the remainder predominantly laid to lawn. A paved pathway leads to the far end of the garden, complemented by a variety of established plant and shrub borders.

This delightful home combines a quiet setting with convenient access to local amenities, making it an excellent opportunity in a sought-after location.

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.

LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – B

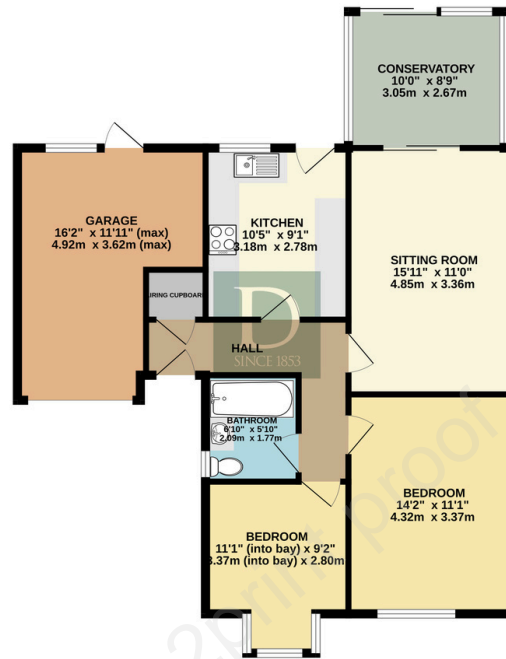




NO ONWARD
CHAIN

FLOOR PLAN

GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA - 900 sq.ft. (83.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. 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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