



2 NELSON WAY

BECCLES, NR34 9PH



Positioned along one of Beccles' most desirable roads, 2 Nelson Way is an exceptional detached family home, enjoying a secluded and elevated setting with beautifully tended grounds and a backdrop of mature woodland.

**From the moment of arrival, the property offers an immediate sense of space and quality. An impressive atrium-style entrance lobby welcomes you inside and leads to a split-level inner hallway, setting the tone for the thoughtfully arranged accommodation beyond. The upper hallway provides access to a well-appointed home office, a practical utility room and a stylish cloakroom/WC. The utility room also offers direct access to the garden and internal entry to the double garage.**

the surrounding gardens. The dual-aspect sitting room is particularly impressive, generous in scale and extending across the front of the house, while connecting seamlessly with both the dining room and hallway.

To the first floor, there are four well-proportioned bedrooms, served by a stylish family bathroom. The principal bedroom suite is a particularly attractive feature, benefitting from its own dressing room and en-suite shower room.

Above the garage lies a highly versatile space, already plastered, painted and enhanced by a Velux window. Currently without a fixed staircase, this superb room presents outstanding potential for a range of future uses, subject to any necessary consents.

Outside, the property sits centrally within its plot, approached via a driveway leading to the double garage, while the gardens wrap elegantly around the house and have been meticulously maintained. The elevated position, tucked-away setting and woodland backdrop combine to create a rare sense of privacy and tranquillity.

The principal living accommodation is arranged from the lower hallway, where elegant and well-balanced reception space has been designed with both family living and entertaining in mind. A beautifully fitted kitchen flows through to the dining room, which continues into a delightful garden room overlooking

A distinguished home in a premier Beccles location, 2 Nelson Way offers refined family living in an enviable setting.







### 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 District Council. Council Tax Band – F





CLOSE TO  
TOWN CENTRE

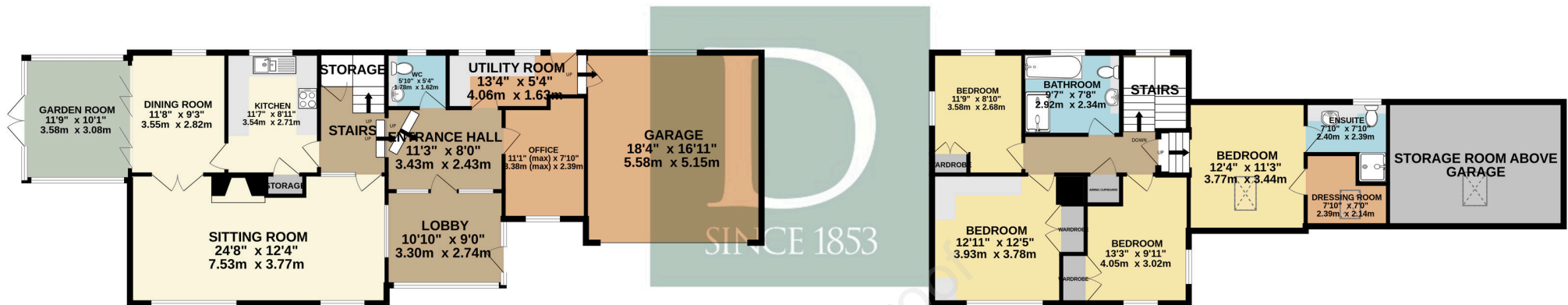




## FLOOR PLAN

GROUND FLOOR  
1386 sq.ft. (128.8 sq.m.) approx.

1ST FLOOR  
1009 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA: 2395 sq.ft. (222.5 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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