



42 NICHOLSON DRIVE
BECCLES, NR34 9UX



This well-proportioned semi-detached bungalow is well positioned in a popular location and has been modernised by the current owner.

The accommodation comprises an entrance hall with a useful storage cupboard, leading into a spacious sitting/dining room. From here, a door opens into the kitchen, while a further door leads to an inner hallway where there is an additional generous storage cupboard. The bungalow benefits from a modernised shower room serving two well-sized bedrooms, both of which enjoy pleasant views over the rear garden.

Outside, the rear garden is a particular feature of the property, providing an attractive outdoor space. A pathway leads through the garden to the single garage and driveway, which are conveniently accessed from Wesley Close.

This appealing bungalow offers comfortable single-storey living, ample storage, and excellent outdoor space in a popular Beccles 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.

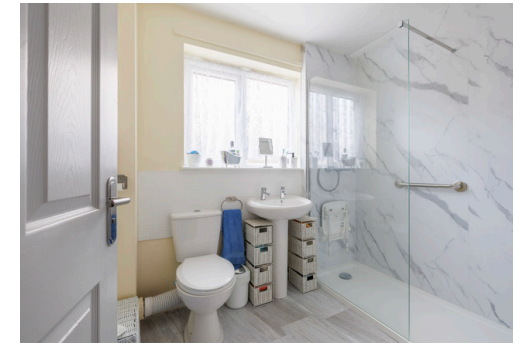
VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – B

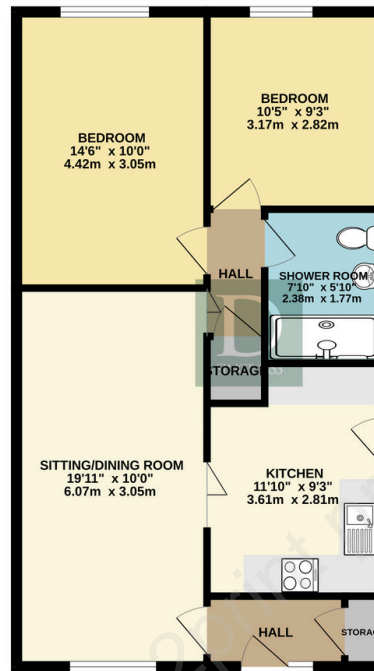




WELL
PRESENTED

FLOOR PLAN

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA - 663 sq.ft. (61.6 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 network, 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

Durrants, 10 New Market, Beccles,
Suffolk, NR34 9HA

Tel : **01502 712122**

Email : **beccles@durrants.com**