



28 HIGH LEAS  
BECCLES, NR34 9LF





Situated in a sought-after residential area within the historic market town of Beccles, 28 High Leas presents an excellent opportunity to acquire a well-proportioned two bedroom detached bungalow, ideal for downsizers, retirees or those seeking single-storey living in a convenient location.

The property is approached via an entrance porch, which also benefits from a door leading to the side of the property—ideal for easy access to the garden and garage. The porch opens into a main entrance hall, complete with a useful storage cupboard and airing cupboard, doors providing access to all principal rooms.

The kitchen is fitted with a range of base and wall units, offering ample storage and workspace, and features a window to the front aspect allowing for plenty of natural light.

Positioned to the front of the property, the lounge enjoys a full-length window overlooking the front garden, creating a bright and airy living space.

There are two generous double bedrooms, both situated to the rear of the property and enjoying pleasant views over the enclosed rear gardens.

The accommodation is completed by a shower room, conveniently located off the main hallway.

**Outside**

The property is approached via a driveway providing off-road parking leading to a single garage. The front

garden is arranged with a variety of established plant and shrub borders. To the rear, the low-maintenance garden is fully enclosed and predominantly paved, again featuring a range of mature plant and shrub borders—ideal for those seeking an easily manageable outdoor space.

**Location**

Beccles is a thriving market town offering a wide range of independent shops, supermarkets, cafes, restaurants and schooling, along with excellent access to the Norfolk Broads and the Suffolk coastline. The town also benefits from a railway station with direct links to Norwich and Lowestoft.

**SERVICES**

Electric and mains water/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 Tax Band - B



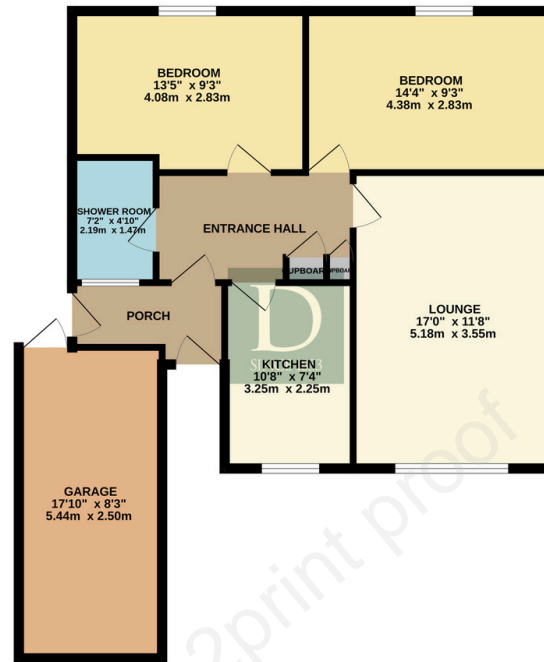




NO ONWARD  
CHAIN!

## FLOOR PLAN

GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 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 misstatement. 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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