



91 DARBY ROAD,
BECCLES, NR34 9XH



Exceptionally Renovated Four-Bedroom Bungalow with Smart Technology. This superbly renovated four-bedroom bungalow has been finished to an astonishing standard, with a substantial rear extension that creates a bright and spacious open-plan living area.

Entering through the front porch, you are welcomed by automatic motion-sensor smart lighting that continues throughout the hallway. The property offers four bedrooms positioned towards the front, including a master suite with a dressing area and an impressive ensuite shower room featuring twin wash basins and a smart shower system. A stylish family bathroom serves the remaining bedrooms, complete with a freestanding bath and a separate smart shower enclosure.

At the rear of the home, step down into a fabulous open-plan living space with a vaulted ceiling. The space is cleverly divided into three distinct areas: a comfortable sitting area, an intimate dining area, and a stunning kitchen with a large island, ideal for both cooking and entertaining. Automatic Velux windows flood the space with natural light, while triple sliding doors provide beautiful views over the rear garden and create a seamless indoor-outdoor flow. The kitchen is fitted with a stylish range of units and Neff integrated appliances, with the island's induction hob featuring built-in

venting. Adjacent is a utility room housing the boiler cupboard, and direct access to the side of the property. Outside, the property boasts a generous parking area, low-maintenance front garden, and a single garage with electric roller door. The rear garden has been expertly designed with ease of maintenance in mind, featuring an electric smart awning, automatic smart irrigation system for raised beds and planters, motion-sensor smart garden lighting and a fabulous outdoor kitchen with both hot and cold water supply. This exceptional home perfectly combines modern design, smart technology, and effortless indoor-outdoor living, making it a truly impressive and unique property in Beccles.

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 Band – C



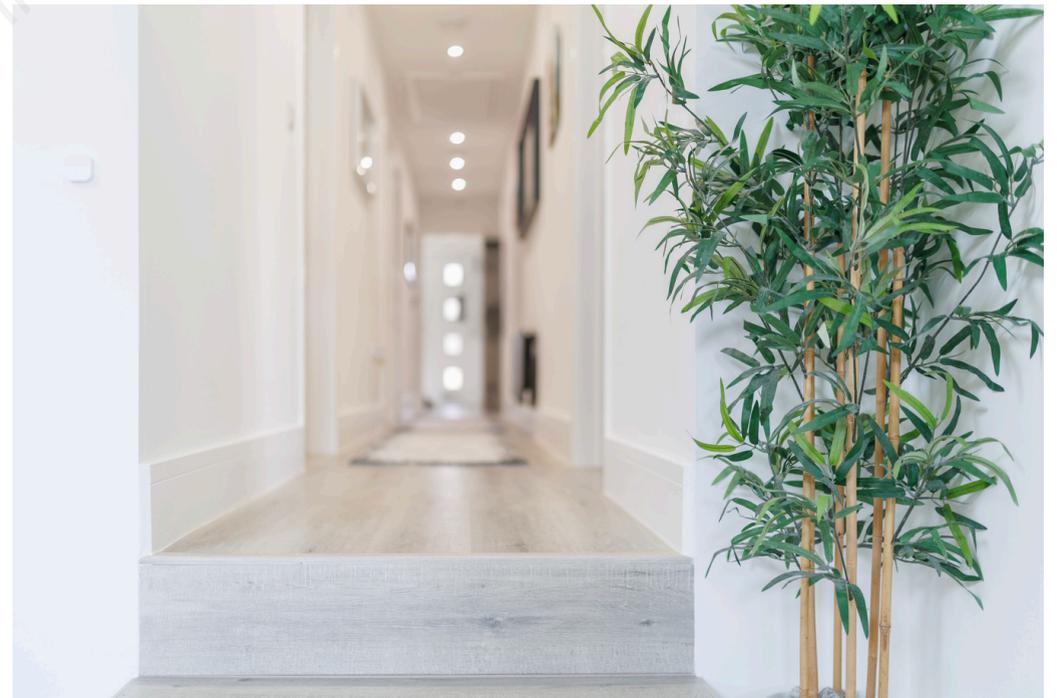
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1

2



HIGH SPECIFICATION!!





FLOOR PLAN

GROUND FLOOR
1462 sq.ft. (135.8 sq.m.) approx.



TOTAL FLOOR AREA: 1462 sq.ft. (135.8 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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