



12B FEN LANE

BECCLES, NR34 9BB



Situated just a short stroll from Beccles Quay and the bustling town centre, this attractive three-bedroom semi-detached home enjoys a prime location in one of Beccles' desirable residential areas.

Offering a blend of features and modern upgrades, 12b Fen Lane is ideal for families, couples, or anyone looking to enjoy the charm and convenience of town-centre living.

Upon entering the property, you are welcomed by a bright entrance hall with stairs to the first floor, a convenient under-stairs storage cupboard, and a door leading to the lounge. The lounge features a charming box bay window to the front aspect and a central feature fireplace, creating a warm and inviting space.

An inner hall leads to a ground floor WC and continues through to the heart of the home — a newly fitted kitchen complete with quartz worktops, modern cabinetry, and a smart open-plan layout that flows seamlessly into the dining/sitting room. This flexible living space benefits from French doors opening onto the rear garden and a side window, providing an abundance of natural light.

Upstairs, the first-floor landing provides access to all three bedrooms and the family bathroom. Outside, the property is approached via a walled front

garden with a pathway leading to the front door. To the rear, a paved patio garden is beautifully landscaped with a variety of plants and shrubs, offering a tranquil space to relax or entertain.

A driveway to the rear provides off-road parking and access to a garage.

This well-presented home combines modern living with period charm in an enviable location. Early viewing is highly recommended.

SERVICES

Mains electricity, water and drainage 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 Council. Council Tax Band – C



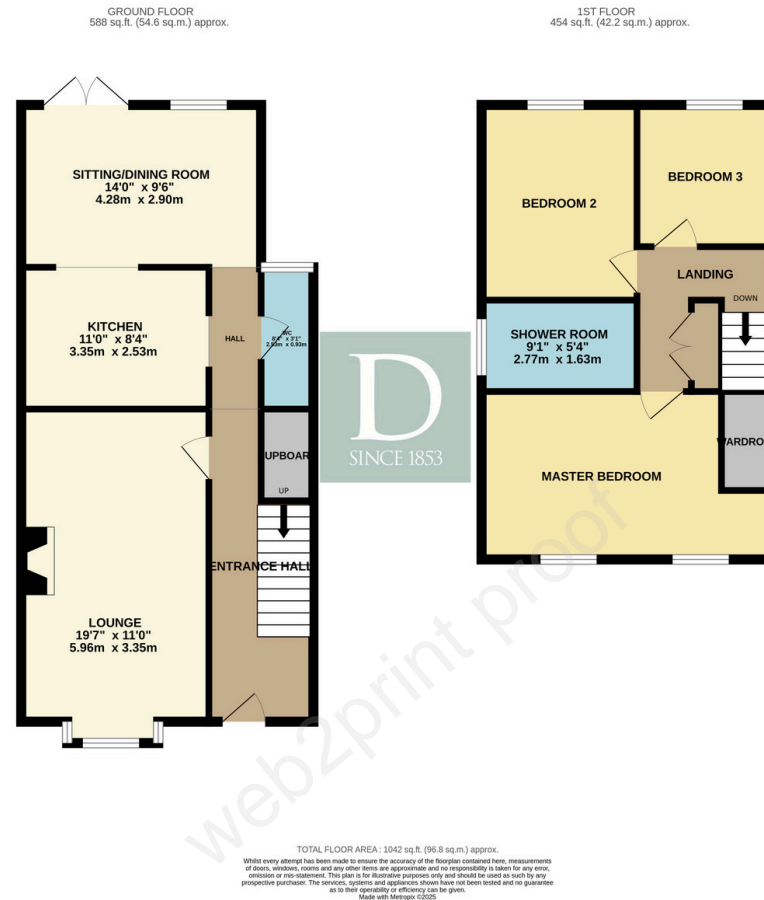


EXCEPTIONALLY
WELL
PRESENTED





FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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