



Waterloo, Gillingham, Beccles

Offers In Excess Of £475,000 Freehold

Energy Efficiency Rating : E

- ✓ Detached Bungalow
- ✓ Semi Rural & Private Location
- ✓ Plot of Approx 0.25 Acres (stms)
- ✓ Three Ample Bedrooms
- ✓ Generous Sitting Room & Garden Room
- ✓ Accommodation Of 1900 Sq Ft (stms)
- ✓ Two Bathrooms & Utility Room
- ✓ Double Garage & Ample Driveway Parking

To arrange an accompanied viewing please call our Bungay Office on 01986 490590





IN SUMMARY

NO CHAIN. Situated in a **TUCKED AWAY LOCATION** just outside the village of Gillingham near **BECCLES** is this **DETACHED BUNGALOW** offering **FLEXIBLE ACCOMMODATION** extending to approximately 1900 Sq ft (stms). The property is located at the end of a sweeping **BRICK-WEAVE DRIVEWAY** and sits centrally within its **GENEROUS 0.25 ACRE PLOT** (stms). The lawned gardens have a very private feel to them with mature trees providing the perfect canopy. The property whilst being relatively rural is located just off the A143 and is only a few miles drive from **BECCLES** ensuring you get the best of rural living within easy reach of amenities. Internally you will find a porch and hall entrance with utility room and shower room. There is then a generous kitchen, inner hallway, family bathroom, **THREE AMPLE DOUBLE BEDROOMS** and a sitting room opening into the **GARDEN/DINING ROOM**. There is also an integral **DOUBLE GARAGE** with a useful **OFFICE** to the rear.

SETTING THE SCENE

From an initial shared approach there is a gated sweeping brick-weave driveway leading to the front of the property and ample off road parking. There is an integral double garage and main entrance door to the front.

THE GRAND TOUR

Entering the property through the porch entrance and into the long inner hallway with ample space for shoes and coats alike you will find the generously proportioned utility room with space for white goods and dog beds. From here, there is a back door leading onto the gated rear garden. At the back of the property there is also a three piece shower room. Leading off the hallway in the other direction you will find the well presented kitchen with a range cooker and dishwasher included as well as cupboard storage. The inner hallway takes you to the rest of the accommodation including a four price family bathroom with sunken bath and separate shower as well as three double bedrooms with the main bedroom benefiting from a range of built-in furniture. The main sitting room and reception space is essentially open plan to one another creating a wonderfully bright and open entertaining space perfect in winter or summer. The sitting room benefits from an open fire - perfect for those cold winter nights and the garden room opens directly onto the main part of the garden.



THE GREAT OUTDOORS

On the outside, the mature wrap around gardens offer a good degree of privacy and plenty of space to enjoy. From the private and shared no through road there is a secure gate leading onto the private sweeping driveway offering plenty of off road parking as well as an integral double garage and office beyond. There is also a range of outbuildings to the side currently used as dog kennels and storage. The majority of the gardens can be found to the side and rear and are mainly to lawn with an array of fruit trees, mature shrubs, hedging and planting.

OUT & ABOUT

The property is situated in the sought after semi-rural location of Waterloo just outside the village of Gillingham within easy reach of Beccles. Gillingham has a village Pub, and a good bus service to Beccles, Norwich and Lowestoft, the A146 is only a short drive away. The market town of Beccles is approximately 3 miles away and provides a fuller range of amenities, with many shops, restaurants, schools, pubs and supermarkets. The coast can be found some 10 miles to the east and the beautiful cathedral city of Norwich with its international airport and main line rail link to London Liverpool Street is some 18 miles to the north west.

FIND US

Postcode : NR34 0EG

What3Words : ///warm.earmarked.messing

AGENTS NOTE

The property is connected to mains electricity and water with private drainage via a septic tank. The initial approach is shared with other residents and is classed as a private no through road. There is a shared communal cost to residents of approximately £100 per annum for upkeep.

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





STARKINGS
& WATSON
E AGENTS



STARKINGS
& WATSON





STARKINGS
& WATSON
REAL ESTATE



STARKINGS
& WATSON
REAL ESTATE



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements