



22 Kings Dam
Gillingham | Norfolk | NR34 0LG

A FRESH START



“This delightful cottage has been home to the owners for many years, first renting the property then buying it from their landlord and further improving it. The cottage has been a much-loved home and the family have had a lot of fun here over the years. Spacious accommodation with plenty of character, a sunny and secluded garden and a friendly village on the doorstep, these are just a few of the advantages this property has to offer. Come and see for yourself!”







- A Beautifully Presented Detached Cottage, located in the Popular Village of Gillingham
- Benefitting from Five Bedrooms and Two Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility Room
- Three Reception Rooms
- Attractive and Private Garden
- Single Garage and Off Road Parking
- The Accommodation extends to 1,473sq.ft
- Energy Rating: E

If you're looking to start a new chapter of life in a character home but with no work to do, this is sure to be a winner. In a lovely village setting with plenty of privacy, well placed for access to amenities, including the coast and the Broads. It's no wonder the owners will find it hard to leave, but what an opportunity for a new family to enjoy the lifestyle here!

Getting It Right

The current owners have renovated and improved the cottage from top to bottom during their time here, taking care not to compromise on the lovely character features within. There's a new kitchen, bathrooms, built-in storage, a log burner, patios in the garden and more besides. "We have loved living here for the past 15 years, gradually making it our own during this time." This is the place where they've raised their children and celebrated many birthdays and Christmases along the way, enjoying being the hosts for family and friends. It's proved to be a great place for parties and for social gatherings, with enough space to welcome a good number of guests and even for them to stay overnight. It's a spacious house for everyone to enjoy and relax.

Cottage Charm

You come into a delightful sitting room, right at the heart of the cottage, with a wooden floor and a feature brick fireplace with inset woodburner. It's a lovely cosy room and wonderfully light with the south-facing window. From here, you can head into the kitchen on one side. This has only recently been completed in an attractive classic farmhouse style, with a range cooker and small breakfast bar where two people can sit over coffee. To the other side of the sitting room is a dining room with double doors out to the garden. Dual aspect and filled with light throughout most of the day, it's another lovely room. The owners originally used this as their sitting room when their children were younger. Off here, you'll find the family room, once a playroom, again with a dual aspect. The ground floor is completed with a useful utility room and ground floor bathroom. Upstairs, there are five good-size bedrooms, so there's plenty of flexibility if you work from home, have a large family or want separate rooms for hobbies. There's also a contemporary shower room on the first floor.

Country Life With A Community

Step outside and you'll see the main part of the garden to the side of the cottage. It faces south and east, so you get the sun from early on in the day until quite late. The owners have created patios with seating areas, one just outside the dining room doors and another at the far end of the lawn where you get the last of the sun from the west. The cottage is on the outskirts of Beccles, so you can walk to the local pubs, the primary school and the village hall, which has an attached thriving pre-school. The village hall has a friendly community and plenty of groups and clubs, including exercise, coffee mornings and a bridge club. If you fancy spending time outside, you'll be spoilt for choice with beautiful walks. You can stroll to Beccles in around 30 minutes, or wander down to the river, just half a mile away. The owners have a canoe and often head out on the water, making the most of the peaceful and tranquil surroundings.













INFORMATION



On Your Doorstep

Gillingham lies on the River Waveney, approximately one mile north west of the sought after market town of Beccles which offers an extensive range of amenities including shops, banks, restaurants, sporting and leisure activities as well as a main line rail link to London via Ipswich. The village has a primary school, hairdressers & Swan Motel and Restaurant.

How Far Is It To

The coast is some 9 miles to the east and the beautiful cathedral city of Norwich with its large variety of shops, cafes, restaurants, cinemas, entertainment venues, international airport and main line rail link to London Liverpool Street is some 18 miles to the north west.

Directions

When leaving Beccles via Northgate, turn left at the bottom onto Gillingham Dam. Follow this road and after the Gillingham Swan Public House take a left onto The Street. Take the next left on to Kings Dam and take a sharp right hand corner. Continue along this road and the property will be found on the right hand side.

What Three Words Location - latter.taped.puncture

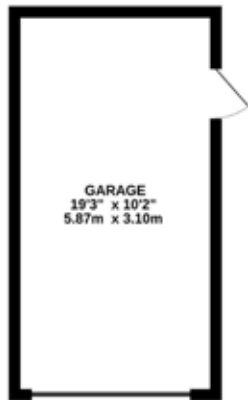
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property's exact location.

Services and District Council

Oil Central Heating, Mains Water, Mains Drainage
South Norfolk District Council - Council Tax Band E

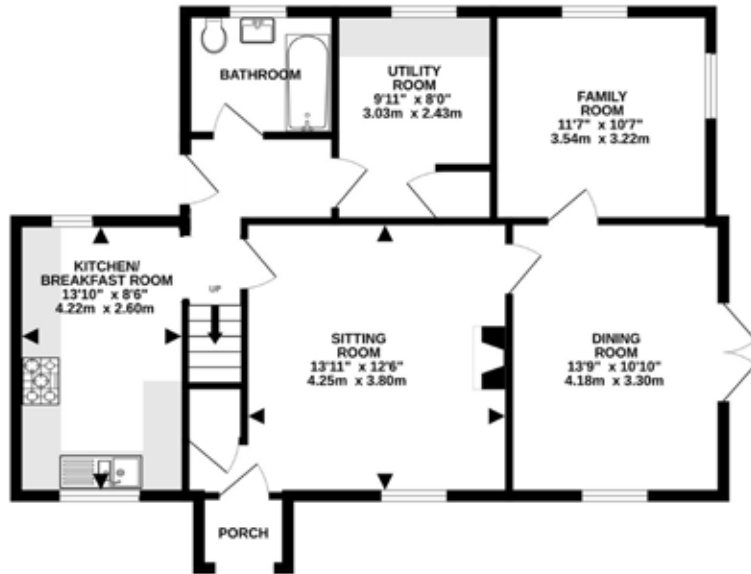
Tenure

Freehold



GARAGE
19'3" x 10'2"
5.87m x 3.10m

GARAGE
196 sq.ft. (22.2 sq.m.) approx.



GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
688 sq.ft. (64.0 sq.m.) approx.

FLOOR AREA - HOUSE : 1473 sq. ft. (136.8 sq. m.) approx.
TOTAL FLOOR AREA : 1669 sq.ft. (155.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-190	A		
81-99	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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