



Kings Dam House
25 Kings Dam | Gillingham | Norfolk | NR34 0LG

MORE THAN MEETS THE EYE



“The more you explore this high-spec home, the more you realise how much care and thought has gone into its construction. There’s so much here that you’ll start to notice, from the quality of the fixtures and fittings to the attention to detail. With lots of extras, such as rain sensitive Velux windows and underfloor heating to both floors, it’s been incredibly well considered and beautifully finished. A fine family home in a lovely location.”



KEY FEATURES

- A Stunning and Beautifully Presented Executive Detached Residence, Built to a Very High Specification
- Located in the Popular Village of Gillingham and a Short Drive to Beccles
- Four Bedrooms, Family Bathroom; Two En-Suite Shower Rooms
- Kitchen Breakfast Room with Second Prep Kitchen
- Ground Floor WC
- Three Reception Rooms with Open Plan Design and a Study
- Five Sets of Bi-Fold Doors providing Maximum Natural Light into the Property
- Enclosed Private Rear Garden
- Off Road Parking and Double Garage
- The Accommodation extends to 2,963sq.ft
- EPC Rating C

This very impressive property was built by a local builder as his own home, so he spent a lot of time and money on getting every detail just right and went way over and above when it came to things like insulation. If you're after the perfect party pad or family home, a place to have fun and make memories, somewhere in a village with open countryside on the doorstep, close to transport links, the coast and the Broads, you need to see this!

Excellence Everywhere

This home was completed in 2018, so it's just a few years old, and it comes to the market in excellent condition. Triple glazed throughout, with underfloor heating on both floors and insulated well over requirements, it's surprisingly economical to run. The rear of the house is mostly glazed and faces south, so light pours into the living areas and makes it a bright and uplifting place to be. Much of the ground floor is open plan, yet the builder has designed it in such a way that you could easily partition off the different rooms if preferred, and the underfloor heating has even been designed so you can do this without having to disturb the heating system. The Velux windows are electrically controlled, so you can open everything up at the touch of a button, but they're also rain sensitive so they close automatically when it's wet. There's a first-floor laundry cupboard, with plumbing for your washing machine and tumble dryer - which makes so much sense. It's all these little details that make life here so effortless, so you can spend time enjoying it!





KEY FEATURES

A True One Off

The layout is unusual but very well designed and immensely comfortable and practical. You come into an entrance hall with a small study to one side, perfectly placed for tucking yourself away from all the family, plus a cloakroom on the other side. You enter the main living space through either side. To your left is the family room, ideal as a games room or family area, with a wall of bifolds opening onto the patio. In the centre is the magnificent sitting room with three sets of bifold doors and three Velux windows. This beautiful light and airy space has a bar built into the back of the centre wall, with two fridges and a sink, so it's perfect for entertaining, but also surprisingly handy if you have little ones! The dining room is found to the right as you enter, leading to a spacious kitchen with a further set of bifold doors, a breakfast bar for sociable coffees and weekend breakfasts, plus room for a table or central island. Also off the dining room is a very handy second 'prep' kitchen for when you want to be a bit more adventurous with your cooking and close a door on unwanted smells. Upstairs, you'll find four double bedrooms, two of which are en-suite, plus a family bathroom with a feature bath. All the bath and shower rooms have the feel of a luxurious hotel.

Enjoying The Great Outdoors

You'll find plenty of parking to the front of the house, plus a double garage. This has been designed in such a way that it could be converted to an annexe, subject to planning. The owners also have an additional piece of land that is available by negotiation, perhaps for a holiday let or workshop. Whilst the garden wraps around three sides of the house, the largest part is to the rear. The patio runs along the full width of the property, so you can soak up the sun throughout the day and when you're entertaining, or if you have young children, you can keep the doors open and enjoy an easy flow between the inside and outside space. The garden is also low maintenance, with room for children to play, or for a keen gardener to add further planting. You're on the edge of the village here, so you have neighbours, but it's nice and peaceful, with fields around. You can walk to the primary school and to the village hall, the latter being the heart of the community, with exercise classes, a bridge club, coffee mornings and plenty more. The village also has an award-winning motel with restaurant and bar. You're just a couple of minutes from the A143 and the A146, so getting out and about is a breeze. Whether you're looking to shop 'til you drop in Norwich, paddleboard on the Waveney or take a walk along golden sandy beaches, it's all so accessible from here.

























INFORMATION



On The 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

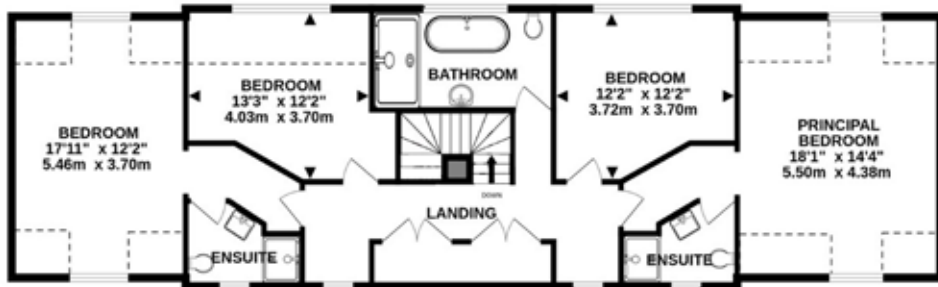
When leaving Beccles via Northgate, turn left at the bottom onto Gillingham Dam. Follow this road and after the Gillingham Swan Public House take a left onto The Street. Take the next left on to Kings Dam and take a sharp right hand corner. Continue along this road and the property will be found on the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

What Three Words Location

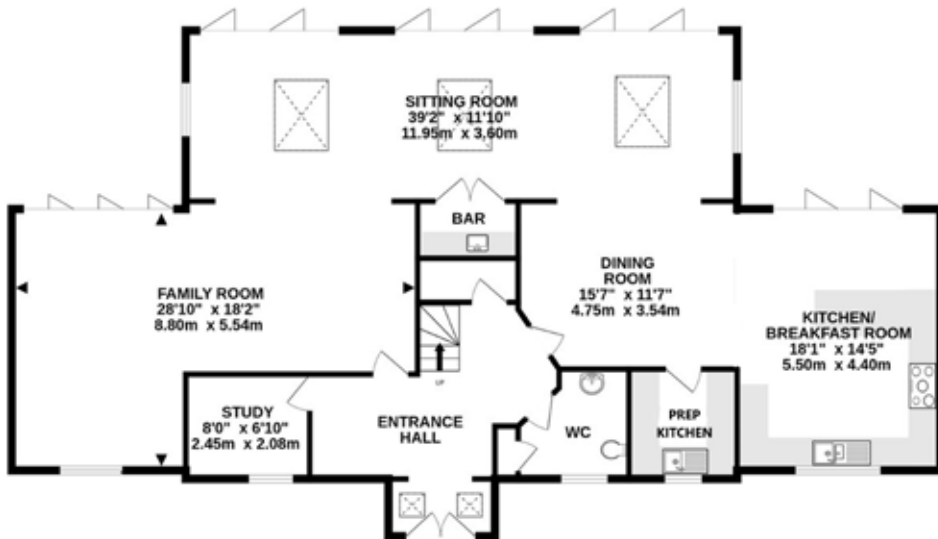
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[reflected.talents.century](https://www.reflectedtalents.com)

Services, District Council and Tenure

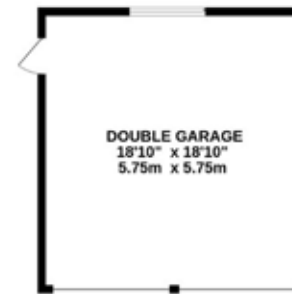
Oil Central Heating, Mains Water, Mains Drainage
South Norfolk District Council - Council Tax Band G
Freehold



1ST FLOOR
1234 sq.ft. (114.6 sq.m.) approx.



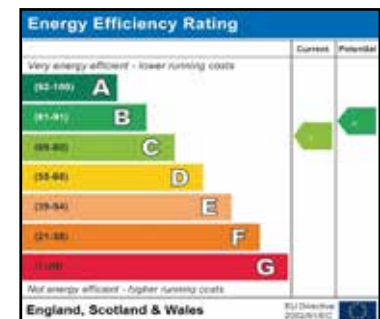
GROUND FLOOR
1729 sq.ft. (160.7 sq.m.) approx.



GARAGE
363 sq.ft. (33.7 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2963 sq.ft. (275.3 sq.m.) approx.
TOTAL FLOOR AREA : 3327 sq.ft. (309.0 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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