



7 Daisy Way
Gillingham | Norfolk | NR34 0HX

FINE & COUNTRY

UNRIVALLED QUALITY



“Home to an interior designer, this property has been beautifully and tastefully finished. Every area has been upgraded, the owners choosing the finest materials and finishings for what was to be their forever home. The village setting has huge appeal, a stone’s throw from the primary school and walking distance to the pub, tucked away from main roads but near enough to make getting out and about a breeze. Perfect for coast, countryside and for the Southern Broads, you’ll find this property stands head and shoulders above others!”



KEY FEATURES

- An Immaculately Presented Detached Residence, updated to a Very High Specification
- Set Within a Small Executive Development in the Village of Gillingham
- Four Double Bedrooms, Two with En-Suite
- Large Kitchen/Dining Room and Two Further Reception Rooms
- Enclosed Private Rear Garden Beautifully Laid to Lawn with New Decked Areas
- Off Road Parking and Double Garage with Electric Roller Doors
- The Accommodation extends to 1,592sq.ft
- Energy Rating: B

A very impressive bright, stylish and spacious house in a lovely setting, this property has enormous appeal. It's set on a small development in the heart of a popular village, close to the Waveney and glorious countryside and it's been significantly upgraded to a very high specification throughout, with great care and attention to detail.

Excellence Everywhere

Searching for their forever home, the owners of this stunning property came across the house during construction by renowned local builders, Denbury Homes. The family business is known for being passionate about this region and for building homes that fit their setting and blend nicely with the older properties in each area. This home sits on a small development of just 22 houses within the village of Gillingham, just outside Beccles. As the owners purchased the property off-plan, they were able to choose many upgrades, including Porcelanosa tiles, Roca sanitaryware and vanity units, rainfall showers, aged brass door furniture, exterior lighting, iSense Obsession luxury carpets, an upgraded fireplace with contemporary woodburner, Bosch kitchen appliances, quartz worktops, and more. Most windows have been fitted with bespoke blinds. Even the electrics have been improved, providing more mood lighting and USB sockets inside and external security lights. Outside, the patio and decking have also been upgraded, with an electric roller shutter for the garage door. The result is a home that's very attractive, equally practical and well set for the future.





KEY FEATURES

Perfect For Modern Lifestyles

The layout is versatile and family friendly, with plenty of space. As you enter the property, the bright hall welcomes you in. You have the main sitting room to your right, with double doors to the east leading to the patio. The owners tend to use this room in the evenings, lighting a fire in the woodburner, relaxing or entertaining. To the other side of the hall there's an additional reception room that's currently a playroom, but would make a great home office, or even a formal dining room if you prefer. At the back of the house, the magnificent kitchen breakfast room makes an excellent first impression. This is real heart of the home stuff, with plenty of room for seating or dining, lots of storage and preparation space and double doors onto the patio. South-facing, it's a really lovely room to spend time in, all day long. Unusually for a new build, all four bedrooms are doubles and all have built-in storage. Two are en-suite with luxurious upgraded shower rooms, while the other two share a beautiful bathroom.

A Sheltered Suntrap

Outside, there's a large double garage and parking on the drive. The main part of the garden is found to the rear and gets the sun throughout most of the day. The sheltered patio, walled on three sides, is a real suntrap and out of any wind, so it's a lovely place to sit and eat and the owners often spend summer evenings out here. They have recently installed two neo-timber decking areas to catch the light at different times of the day, with one raised area for relaxing and one for dining. There's a low maintenance lawned area where their daughter loves to play. It's all safely enclosed and easy to care for.

A Lovely Location

During their time here, the owners have fallen in love with village life. There's a nursery and primary school a stone's throw from the property, so little ones can walk to school. A couple of pubs add to the appeal and there are many country walks on the doorstep, including those in the beautiful Waveney Valley. You're close to Beccles, which has supermarkets, the popular lido and lots of interesting independents and you have easy access to the Southern Broads if you want to go out on the water. The beach is a short drive to the east, whilst Norwich is only half an hour away.

























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?

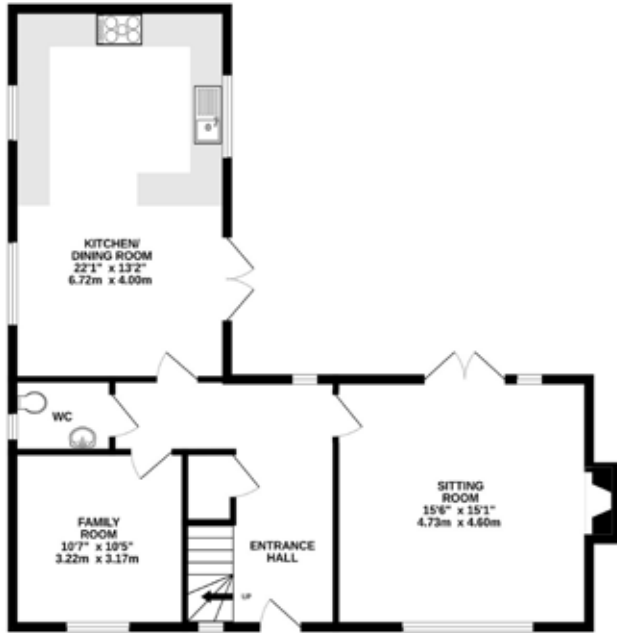
The coast is some 9 miles to the east and the beautiful cathedral city of Norwich with its large variety of shops, cafes, restaurants, cinemas, entertainment venues, international airport and main line rail link to London Liverpool Street is some 18 miles to the north west.

Directions

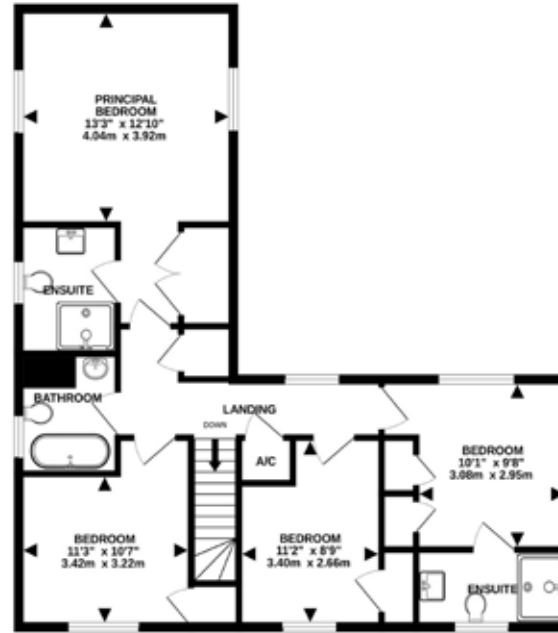
When leaving Beccles via Northgate, turn left at the bottom onto Gillingham Dam. Follow this road and after the Gillingham Swan Public House take a left onto The Street. Follow this road until you reach Daisy Way.

Services, District Council and Tenure

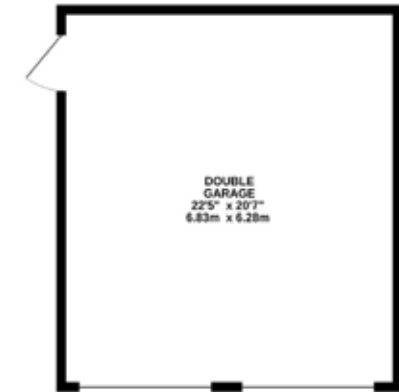
Electric Air Source Heating, Mains Water, Mains Drainage
South Norfolk District Council - Council Tax Band F
Freehold



GROUND FLOOR
811 sq.ft. (75.4 sq.m.) approx.



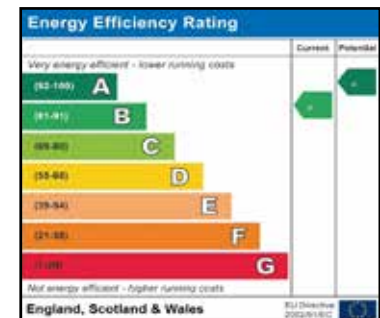
1ST FLOOR
781 sq.ft. (72.6 sq.m.) approx.



GARAGE
463 sq.ft. (43.0 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1592 sq.ft. (147.9 sq.m.) approx.
TOTAL FLOOR AREA : 2055 sq.ft. (190.9 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 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.



FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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Fine & Country Waveney
23a New Market, Beccles, Suffolk, NR34 9HD
01502 533383 | beccles@fineandcountry.com

