



9 Daisy Way
Gillingham | Norfolk | NR34 0HX

FINE & COUNTRY

EXCEPTIONAL IN EVERY WAY



“Completed in 2022, this property comes to the market in pristine condition.

It’s been significantly upgraded from an already impressive specification,
creating a home that feels both welcoming and luxurious.

This is a property that asks very little and has a lot to give – for family life or for social occasions alike.

The enviable location, walking distance from the river and from Beccles,
offers you the best of country life with great convenience.”



KEY FEATURES

- A Stunning and Immaculately Presented Executive Detached Residence
- Located Within a Small Development in the Village of Gillingham
- Benefitting from over £40,000 of Upgrades
- Five Bedrooms; Two with En-Suites
- Large Open Plan Kitchen/Living Room with Bi-Folds out to the Garden; Separate Utility Room
- Two Further Reception Rooms including a Study
- Enclosed Private Landscaped Garden with Outdoor Entertaining Area
- Double Garage with Electric Roller Doors and Off Road Parking
- The Accommodation extends to 2,484sq.ft
- Energy Rating: B

On an exclusive development of just 22 properties, within the village of Gillingham and a stone's throw from the primary school, this home is extremely well located. It's also a beautiful property, with light-filled, spacious rooms and a layout that lends itself to today's lifestyles. Exquisitely finished, inside and out, there's no work to do here – but plenty to enjoy!

Quality And Comfort

The current owners chose the property for its high-spec, great proportions and contemporary feel, and it's been a very happy home to them. The development here at Daisy Way was built by a respected and award-winning family business, Denbury Homes, previously Hopkins & Moore. Rated five star by the House Builders Federation, the company are known for what they call 'the Denbury Difference' – quality properties that nod to the architecture of buildings in the area and that enhance the communities in which they're situated. This particular property comes with a whole host of upgrades too, including granite worktops, a Rangemaster cooker and extractor in the kitchen, landscaping in the garden, a fully fitted dressing room, bathroom cabinetry, a water softener and filter, upgraded flooring throughout and more.





KEY FEATURES

Meeting Every Need

When you enter the property, you move through a porch into the main hallway at the centre of the house. There's a very useful study at the front, off the porch, tucked well away from the rest of the rooms. The main sitting room is to your right and runs the full length of the house, filled with light throughout the day. A handsome brick fireplace with timber lintel houses a log burner, so you can cosy up on winter evenings. The room has double doors out onto the garden to the south, plus a further set of doors into the family kitchen, so you can open the rooms for an easy flow when you have a houseful. The kitchen itself is the heart of this home, with bifold doors to the south and excellent proportions that allow for flexibility. There's ample room for both seating and dining in here – and the nice thing is that the kitchen part is around the corner of this I-shaped room, so while you're part of the conversation when you're cooking, you don't have to look at the clearing up while you eat! Upstairs, there are five bedrooms, one of which is currently a dressing room. Two are en-suite and three have built-in wardrobes, so again, there's plenty of space and versatility here.

Beautifully Located

The location here is a lovely one, set next to open fields on the edge of the village of Gillingham, which has a primary school and is within walking distance of the house – ideal for families with younger children, while the village also has a pub and village hall. The latter is home to weekly coffee mornings, so if you're new to the area, it's easy to get to know people and settle in. If you fancy a bit of peace and quiet, you can take a stroll down by the river, or head to nearby Geldeston on foot for a drink. You can even walk to Beccles, where you'll find everything you need for day to day life, as well as excellent leisure facilities and a choice of supermarkets. Gillingham is ideally placed to make the most of the area as it also offers easy access to the coast and up to Norwich, being near to the main roads, but far enough that you still enjoy total tranquility.





























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 - Please Scan QR Code Below

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, follow this road and the property will be found on the left hand side.

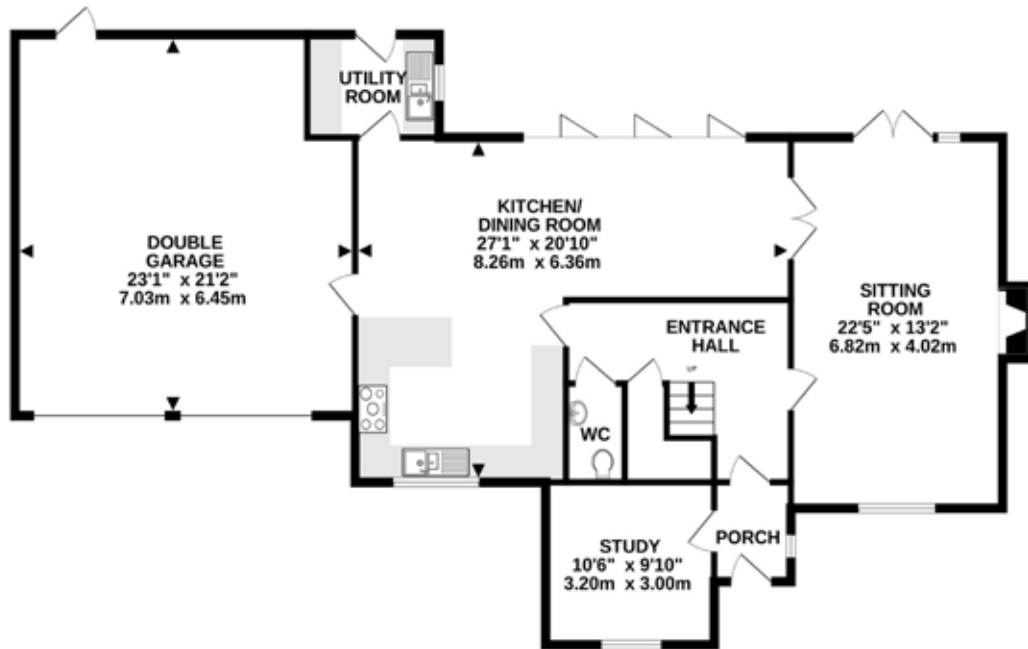
What Three Words Location

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...lodge.cuter.isolating

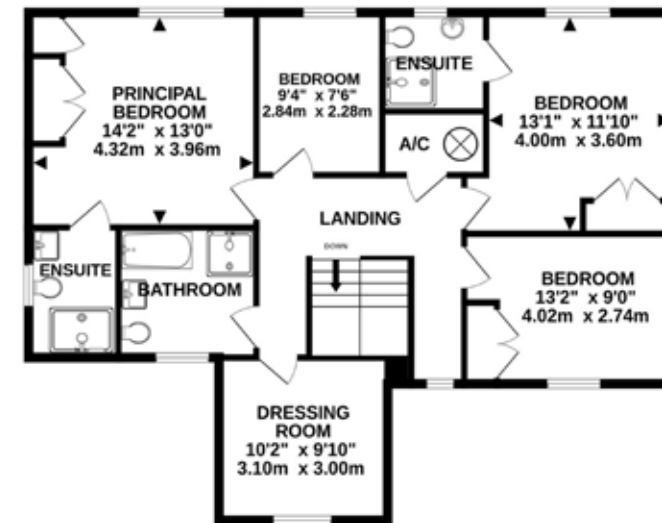
Services, District Council and Tenure

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





GROUND FLOOR
1514 sq.ft. (140.7 sq.m.) approx.

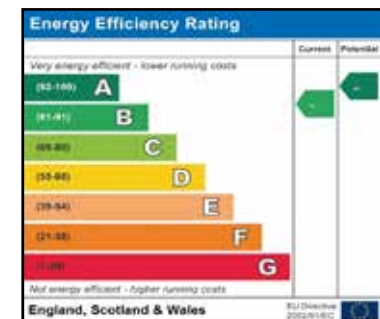


1ST FLOOR
970 sq.ft. (90.1 sq.m.) approx.

TOTAL FLOOR AREA : 2484 sq.ft. (230.7 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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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.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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

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