

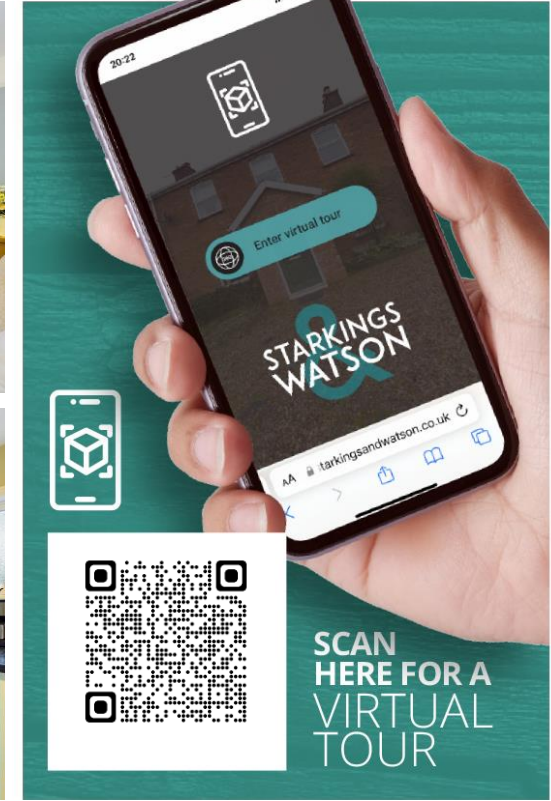
KINGS DAM

Gillingham, Beccles NR34 0LG

Freehold | Energy Efficiency Rating : F

To arrange an accompanied viewing please pop in or call us on 01986 490590

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STARKINGS  
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- 1920's Semi-Detached Home
- Village Location
- Countryside & Marsh Views
- Less Than 1 Mile To Beccles
- Two Receptions
- Three Ample Bedrooms & Two Bathrooms
- Private Gardens & Driveway Parking
- Large Garage/Workshop of 350 SQFT (stms)

### IN SUMMARY

MOTIVATED VENDORS! Located in the SOUGHT AFTER village of GILLINGHAM approximately ONE MILE from BECCLES, This THREE BEDROOM SEMI-DETACHED home is perfectly positioned with FAR REACHING RURAL VIEWS and easy access to amenities. The house itself is presented in EXCELLENT ORDER and offers a traditional layout for a 1920's built semi-detached home with entrance hallway, sitting room and dining room which are open plan to one another. There is a nicely finished kitchen to the rear alongside w/c and ground floor WET ROOM beyond. On the first floor there are THREE DOUBLE BEDROOMS as well as a FAMILY BATHROOM. The accommodation extends to approximately 1050 SQ FT (stms). Externally there is a well kept private garden to the side and rear as well as DRIVEWAY PARKING and a large GARAGE / WORKSHOP of 350 SQFT (stms) which has been partitioned and could be used in a number of ways.

### SETTING THE SCENE

To the front you will find a gated front garden laid to lawn with iron gates and hedging enclosing the space.

A pathway leads to the main entrance door to the front which is partially covered. There is also a newly installed fence to the side and gate leading straight into the garden from the frontage whilst the driveway and off road parking is found to the side suitable for two vehicles off road which in turn leads to the detached garage.

### THE GRAND TOUR

Entering the house via the main entrance door to the front you will find an entrance hallway with stairs leading to the first floor landing. There is then access to the main sitting room and dining room. The sitting room overlooks the frontage and offers an open fireplace with tiled hearth and timber mantle. There is a partition that leads into the dining space which then overlooks the rear garden. The kitchen can be found beyond with a range of fitted storage and solid worktops over, whilst space is provided for white goods, double range cooker and the oil fired boiler as well as a useful built in cupboard storage/larder. Beyond the kitchen is the rear lobby with access to the rear garden as well as the separate W/C and the ground floor wet room which is fully tiled with walk in shower and hand wash basin. Heading up to the first floor landing you will find loft hatch access to the loft area with plenty of space to convert into (stp). To the rear there is a generous double bedroom with far reaching views over the marshes as well as built in storage. Also overlooking the rear garden is a further double bedroom with a feature fireplace. The family bathroom can be found to the front with attractive suite and stained glass window and free standing



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**Disclaimer:** 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.

Price:



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bath. There is also a further double bedroom to the front completing the accommodation.

### THE GREAT OUTDOORS

The enclosed side and rear garden is well kept and mostly laid to lawn. There is a hard standing patio leading from the back door as well as shrubs and hedging and a newly installed timber fence enclosing the garden. There is also a gate to the rear which leads onto the local allotments (available by request). The garden provides rear access to the garage/workshop measuring approx. 350sqft (stms) which is portioned into two sections with a studio or utility space located to the rear and workshop/garage to the front. With the right planning permission this could easily be utilised as an annexe. The utility offers plumbing and space for a washing machine whilst the garage has an electric up and over door to the front.

### OUT & ABOUT

The property is situated in the sought after semi-rural village location 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 1.5 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 0LG

What3Words : ///chipper.wharfs.shredding

### VIRTUAL TOUR

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

GIRAFFE 360

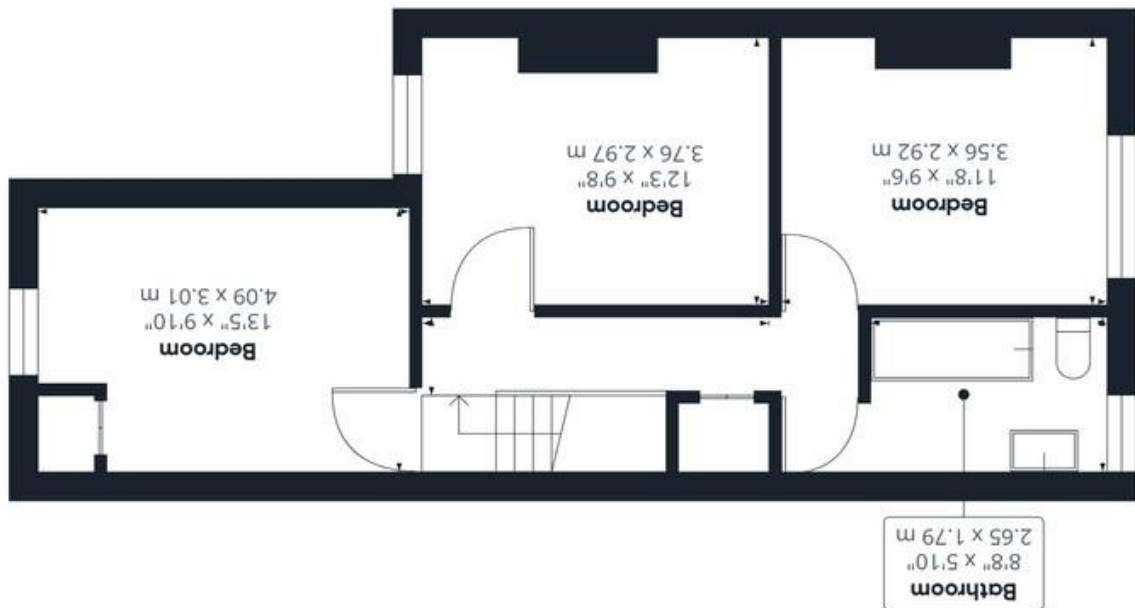
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1044.59 ft<sup>2</sup>  
97.05 m<sup>2</sup>

HYBRID ESTATE AGENTS  
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Floor 1



Ground Floor

