

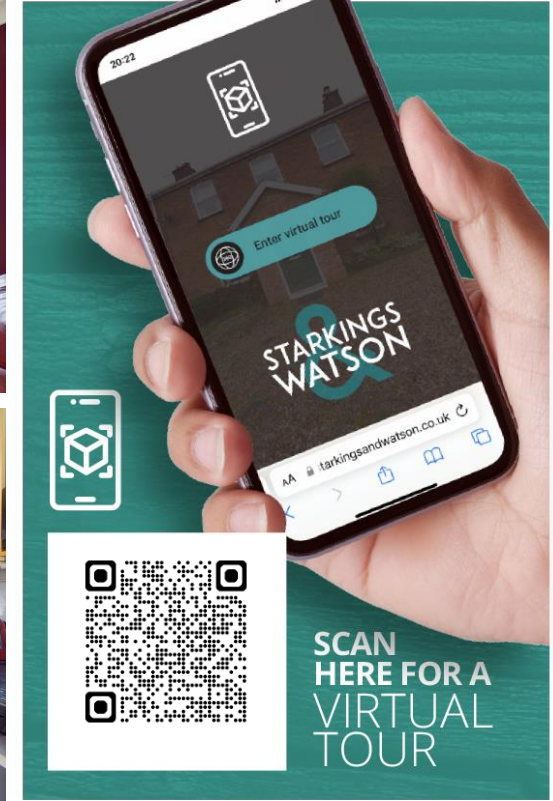
HEMMANT WAY

Gillingham, Beccles NR34 0LF

Freehold | Energy Efficiency Rating : E

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- Rarely Available Cul-De-Sac Position
- Close to Beccles & A146
- Open Plan Sitting/Dining Room
- Feature Fire Place & Wood Burner
- Fitted Kitchen & Garden Room
- Three Bedrooms
- Generous Lawned Private Garden
- Garage & Outbuildings

IN SUMMARY

This SEMI-DETACHED FAMILY HOME is situated at the end of this QUIET CUL-DE-SAC, occupying a generous plot which gives the property every opportunity for an EXTENSION (stp), whilst currently reaching just over 821 Sq. ft (stms). The ground floor gives way to a fantastic sized sitting room with a FEATURE FIREPLACE complete with WOOD BURNER for those cosier nights, leading through to the garden room overlooking the rear garden with room for a formal dining table and radiator, with the kitchen offering INTEGRATED COOKING APPLIANCES. The first floor gives way to THREE BEDROOMS with one currently serving as a STUDY and a NEWLY UPDATED FAMILY BATHROOM with Velux window. Externally, the property offers a very spacious garden, OFF ROAD PARKING and GARAGE, the ideal space for a family to enjoy.

SETTING THE SCENE

The property can be found right at the end of this quiet cul-de-sac with a sizeable concrete driveway to the front and tall privacy giving hedge to the side

leading to the front porch and detached brick garage.

THE GRAND TOUR

From the front door you will step in to the entrance porch, the perfect spot to slip off your shoes and coats after a long walk before heading into the ground floor accommodation with stairs to the first floor and under the stair storage space. To your left is a fantastically open sitting room area with a large uPVC double glazed window to the front and feature fireplace with tiled surround and wood burner. This leads through to the versatile sun room with timber and glass surround, French doors into the rear garden and oil radiator creating an ideal formal dining room, play room or second sitting room space whilst overlooking the garden. The kitchen has an array of wall and base mounted storage set around complimentary rolled edge work surfaces giving way to plumbing for the dishwasher and washing machine, integrated hob with extraction above and dual-integrated ovens with an access door leading to the rear garden. The first floor landing gives access to all three bedrooms as well as the newly fitted three piece family bathroom, in great decorative order with an electric shower over the bath and wall mounted heated towel rail. the smaller of the bedrooms is currently being used as a home office/study space but would also make a fantastic nursery sitting next to the second room which too looks over the front of the property this double bedroom has carpeted flooring and uPVC double glazed window. The largest of the bedrooms sits at the rear of the property with sloped ceilings overlooking the rear garden with built



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in wardrobes currently opened for ease of access.

THE GREAT OUTDOORS

The private and enclosed rear garden reaches back in to a point with a generously sized, predominantly laid to lawn rear garden lined with timber fencing, wood store and large timber summer house.

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 0LF

What3Words : ///hangs.breathy.nosedive

VIRTUAL TOUR

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

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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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.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area[™]

821.19 ft²
76.29 m²

Reduced headroom

14.98 ft²
1.39 m²

