

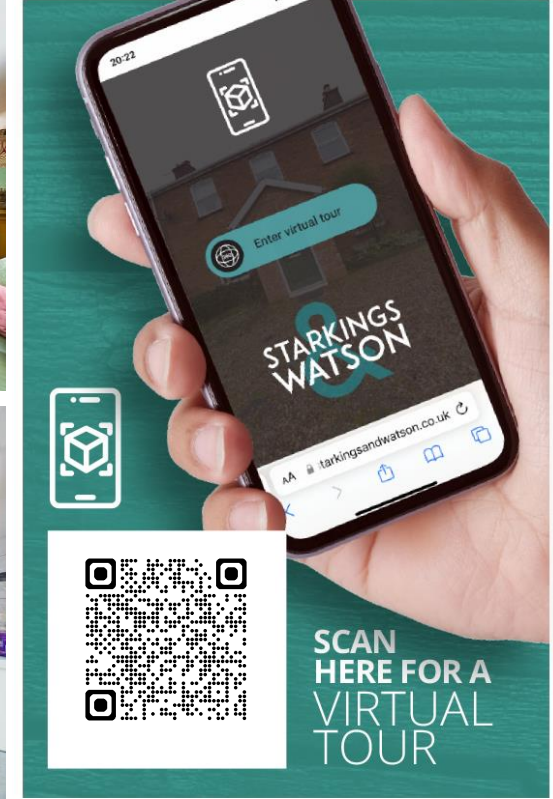
HEMMANT WAY

# Gillingham, Beccles NR34 0LF

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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- Detached Bungalow
- Presented In Excellent Order
- Newly Fitted Kitchen & Shower Room
- Main Sitting/Dining Room
- Two Double Bedrooms
- Extended Garden Room
- Low Maintenance Rear Garden
- Driveway Parking & Garage

### IN SUMMARY

Located in the heart of the quiet village Gillingham on the edge of BECCLES within a QUIET CUL-DE-SAC you will find this DETACHED BUNGALOW presented in EXCELLENT ORDER having been updated and upgraded by the current vendors. The bungalow extends to approximately 1200 SQFT (stms) offering a generous two bedroom footprint. Internally you will find a BRIGHT main reception with sitting and dining space. There is a refitted MODERN KITCHEN with side porch as well as RE-FITTED fully tiled shower room also. There are TWO DOUBLE BEDROOMS as well as the extended conservatory to the rear. Externally there are well kept low maintenance gardens to the front and rear alongside plenty of DRIVEWAY PARKING for multiple vehicles and a caravan! In addition, there is also a single garage.

### SETTING THE SCENE

Accessed from the roadside, you will find a generous hard standing driveway providing parking for a number of vehicles including a caravan. There are attractive front gardens mainly laid to lawn with

planted borders as well as low level picket fence, access to the single garage with up and over door, mature hedging, access to the rear garden and main entrance door to the side.

### THE GRAND TOUR

Entering via the main door to the side you will find a central hallway with plenty of built in storage. The first room to the right is the bathroom which has been recently re-fitted and now offers a fully tiled space with double shower and vanity unit storage. The main reception room is found on the opposite side of the hallway offering two windows with plenty of natural light as well as space for sitting and dining with a serving hatch through to the kitchen. Following the hallway round the corner there is access to the two bedrooms and the kitchen. The kitchen has again been re-fitted offering a modern fitted space with a range of units and rolled edge worktops over. You will find an integrated oven and microwave as well as induction hob and space for all other white goods. Off the kitchen there is a useful side porch providing extra storage. The main bedroom overlooks the rear garden and offers a range of fitted wardrobes. The second bedroom offers plenty of space for a double bed and wardrobes as well as access to the conservatory beyond. The conservatory is a lovely space with double door onto the rear garden. The bungalow offers uPVC double glazing and oil fired central heating.



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Bungay Office on **01986 490590**



### THE GREAT OUTDOORS

The rear garden is laid to hard standing for ease of maintenance providing the ideal spot to sit enjoy and entertain in the sun. The boundary is enclosed with timber fencing and flanked with an array of planted borders with lots of colour. There is also a timber shed as well as access to the garage from the rear and a hidden vegetable garden behind the garage.

### 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 : ///distanced.lipstick.riskiest

### VIRTUAL TOUR

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

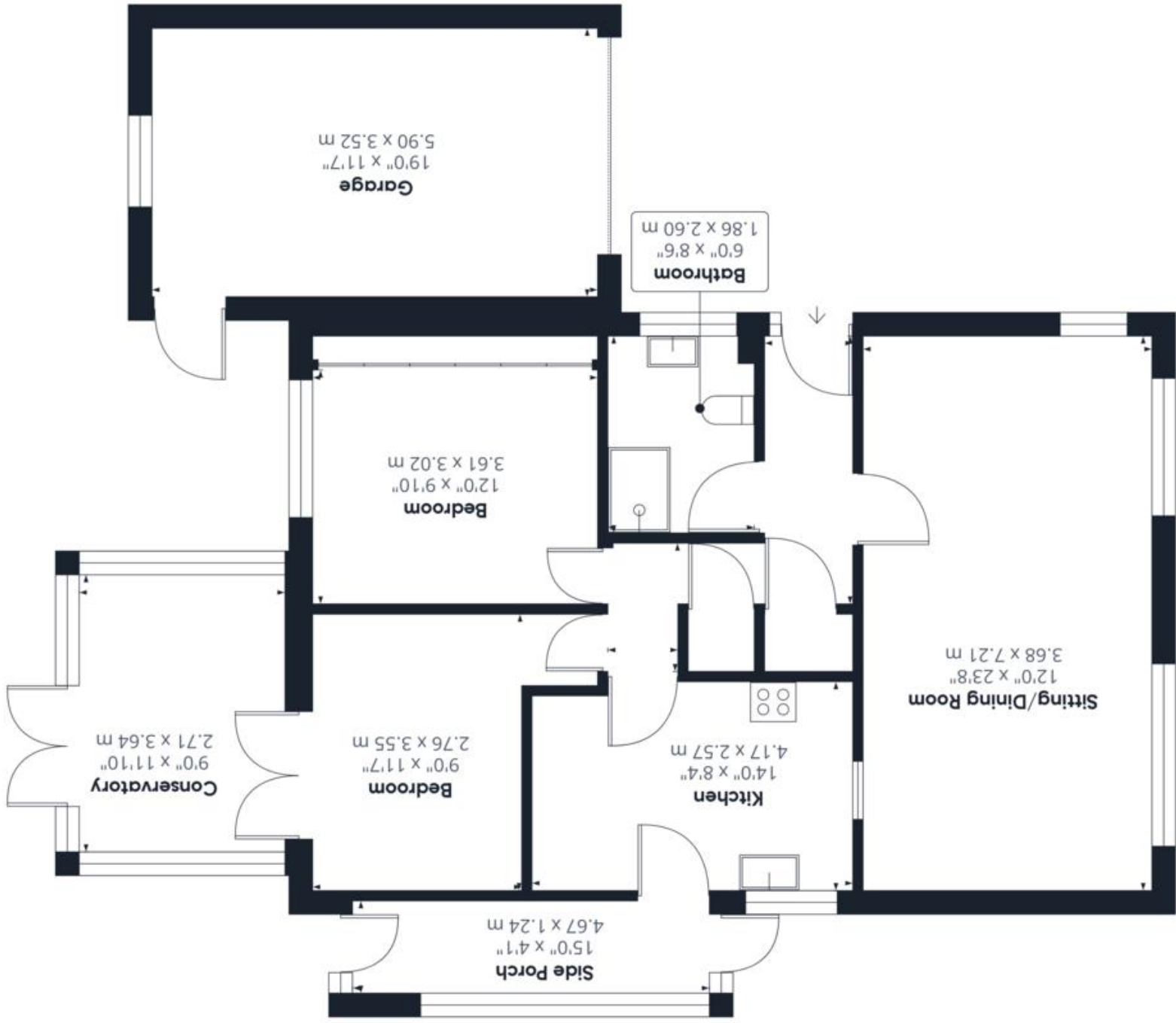
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Price:



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Approximate total area<sup>1</sup>  
 1235.59 ft<sup>2</sup>  
 114.79 m<sup>2</sup>

(1) Excluding balconies and terraces

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.