



Millstones  
River View | Gillingham | Norfolk | NR34 0PA

FINE & COUNTRY

# AT HOME ON THE WATER



“On a quiet cul-de-sac, nestled next to the river on the edge of the pretty town of Beccles, with open countryside close by, this modern home enjoys a truly scenic setting. The house makes the most of the outlook, with a balcony and garden room overlooking the water. Stroll into the town or relax by the river watching the wildlife and passing boats. This is the life!”



# KEY FEATURES

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- A Modern Detached Home enjoying a Wonderful Setting with Views over the River Waveney, Gillingham Dam and Beccles Quay
- Four Bedrooms; Family Bathroom
- The Principal Bedroom benefits from an En-Suite Shower Room, Dressing Room and Access to a Glazed and Covered Balcony
- Sitting Room, Dining Room and Garden Room
- Kitchen Breakfast Room with Separate Utility
- Ground Floor WC
- Double Garage; Front and Rear Gardens
- Wonderful Cul-de-Sac Location with Mooring Possibilities
- The Accommodation extends to 1,936sq.ft
- Energy Rating: C

This immaculate residence enjoys stunning views over Gillingham Dam and Beccles Quay, affording an easy to maintain and striking home in a fantastic waterside location. A short walk from the centre of town and also an attractive stretch of the Angles Way, this home is great for balancing peace and quiet with access to amenities, but the biggest draw here is those river views. On a quiet road looking out over the water to the rear, you could spend hours watching the boats go by. It's perfect if you enjoy sailing, fishing, kayaking or paddleboarding too.

## Comfortable And Contemporary

Built in 2002, this property is one of just a handful of homes on a quiet cul-de-sac by the river and the boatyard in Gillingham, right on the edge of Beccles. Enjoying arguably the best position within the group, the property has lovely views over the river and there's little passing traffic as the road is lightly used, thanks to the nearby A146. The community here is a friendly one and there are neighbours around all day, which also makes it very secure. During their time at the property, the owners have made a number of improvements, including fitting new double glazing and soffits and installing a new kitchen.





# KEY FEATURES

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## Spacious And Versatile

You have a real sense of space from the moment you come into the generous and bright entrance hall. There are doors to all the main ground floor rooms, with the sitting room running the length of the property to your left. Double doors from the hall and a dual aspect mean the room is filled with light. To the opposite side of the hall is the formal dining room. It's flexible because there's room for dining elsewhere, so this could be a playroom, home office or even a ground floor bedroom. The kitchen, like the sitting room, looks over the river – which makes washing up much more pleasant! The final reception room is a lovely garden room with double doors opening to the small garden. The owners use this for both seating and dining and have on occasion had 12 eating in here. Upstairs, all four first-floor bedrooms are doubles. There's a family bathroom with both bath and shower, as well as an en-suite to the master. A small dressing room provides plenty of storage and leads on to a glazed balcony, allowing you to make the most of the views throughout most of the year, snug and secluded.



## Everything To Explore

Whilst the river views are definitely the big draw here, the location comes a very close second. You can walk into Beccles and be in the centre in less than ten minutes, so there's no need to hop in the car and try to find town-centre parking. There are walks both sides of the river, and the Angles Way runs through. A large play area can be found just over the river, easily accessible on foot, and of course you're perfectly placed to head out on the water or go fishing. Beccles is exceptionally well served when it comes to sports and leisure, with a golf club, rugby club, bowls, a community lido and more. You have primary and high schools, a library, several supermarkets and so much more. The public hall and community theatre ticks the culture box, while the antiques markets draw people from across the area. The wider region is home to a number of nature reserves and to some beautiful beach resorts, including the golden sands of Lowestoft, the nostalgic charm of Southwold, family-friendly Gorleston and more.

































# INFORMATION

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## On The Doorstep

The village of Gillingham is situated approximately 1 mile north west of the market town of Beccles and it is served by a public house, church, village hall and primary school. The market town of Beccles offers a variety of shops, banks, restaurants, and schooling for all ages, sporting/leisure activities and transport services that include a railway station with connections to London via Ipswich. The River Waveney at Beccles is part of the Broads Navigable Waterways system. The coast is some 9 miles to the east. .

## How Far Is It To?

Norwich lies approximately 18 miles north west of Gillingham and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth and Lowestoft are easily accessible. The attractive market town of Diss is about 24 miles south west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

## Directions

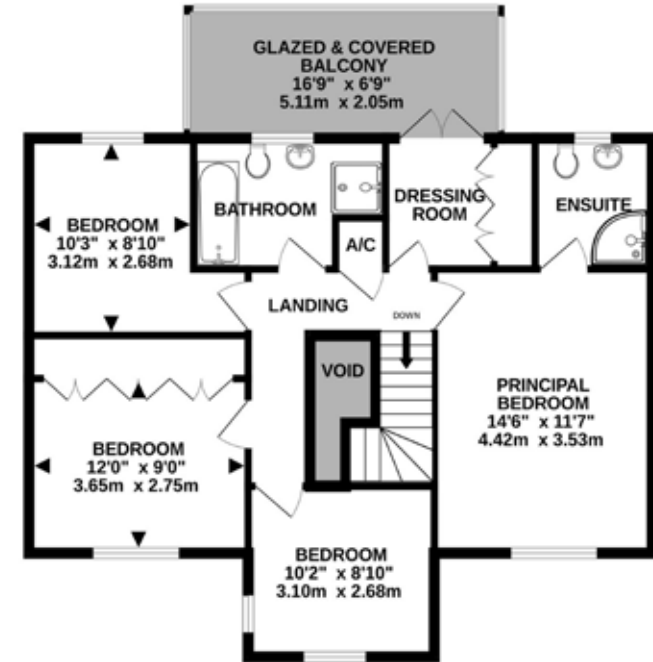
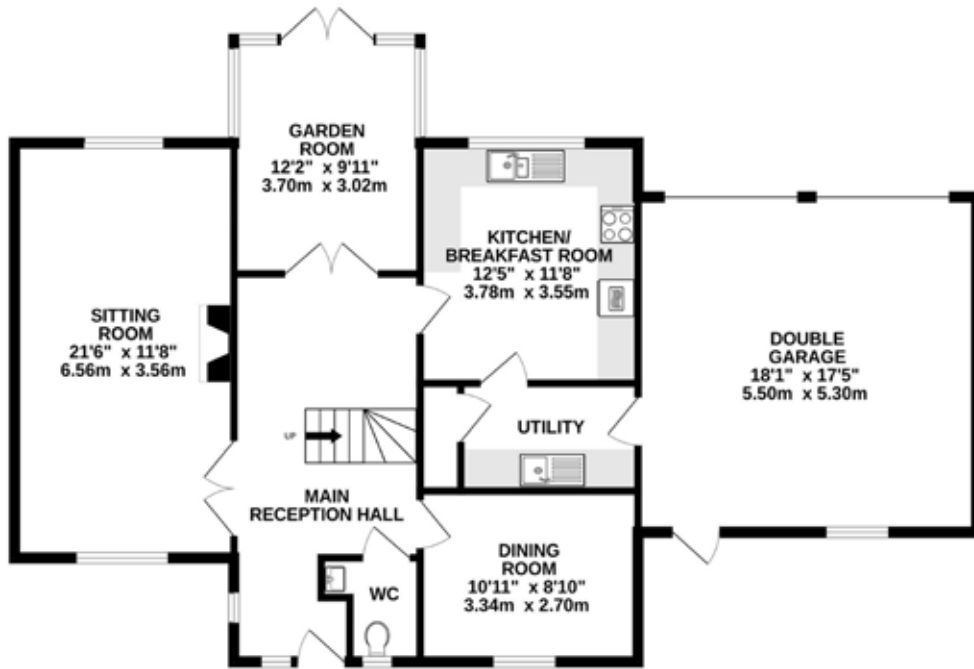
If coming from Norwich on the A146 or from the A143 (Diss, Bury St Edmunds) take the first turning right after McDonald's roundabout, through Gillingham to Beccles. The property is situated just after Hipperson's Boatyard on the left hand side but before the old bridge into Beccles. The postcode for the front of the house is NR34 OPA, the postcode for the rear (into Riverview) is NR34 OPB.

## 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...[contacts.sculpture.tweezers](#)

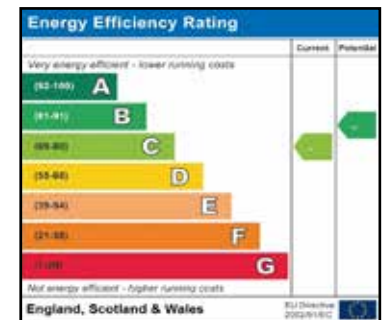
## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
South Norfolk District Council - Council Tax Band F  
Freehold



**TOTAL FLOOR AREA : 1936 sq.ft. (179.8 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](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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