



2 River View
Gillingham | Norfolk | NR34 0PB

RELAX BY THE RIVER



“Your very own riverside retreat, with beautiful views across to the quay, so there’s always something to watch.

In the same ownership since new, this is the first time it’s come to the open market and offers an exciting opportunity to make it your own, whether as a weekend bolthole or permanent home.

Either way, there’s plenty of space to enjoy, lots of light pouring in, and a charming garden, plus a balcony.

You have everything on the doorstep here – green country walks one way and the town the other.”



KEY FEATURES

- A Link Detached Family Home, sitting in an Envious Position overlooking the River Waveney
- Four Bedrooms - One of which could be a First Floor Sitting Room plus Family Bathroom
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Dining Room and Ground Floor WC
- Separate Utility Room with Access into the Integral Single Garage
- Spacious Living Room and a Garden Room enjoying Views of the River
- New Carpets Fitted and Freshly Decorated Throughout
- No Onward Chain
- The Accommodation extends to 1,557sq.ft
- Energy Rating C

This property is one of an attractive row of houses built close to the river to maximise the views. It's been a much-loved home and would also be a brilliant holiday cottage in a glorious riverside position. Perfectly placed from which to enjoy all the delights of the town, it's also close to open countryside and has excellent bus and rail links.

A Rare Opportunity

The house was built in the early 2000s and the owner bought it new, attracted by the location and views and by the ease of a new build property. It's easy to see the appeal – the views are magnificent and the outlook is always changing, with boats going by, kayaks and paddleboards, special events on the water, plenty of wildlife and more besides. Throughout the seasons, there's always something to catch the eye. As the house is coming up to 25 years old, there is scope to update the kitchen and bathrooms, but the property is in good condition and much of it has recently been redecorated and recarpeted in neutral colours, so you can move in and make it your own at your leisure.





KEY FEATURES

Meeting Every Need

When you enter the property, you find yourself in a central hallway, with stairs leading up and a cloakroom to one side. Turn left and you come into the sitting room, complete with feature fireplace. A large window to the front fills the room with light, while double doors lead to the kitchen diner beyond. There's also access to the kitchen from the hall. The kitchen is spacious and has room for a family table, plus plenty of storage and preparation space to keep a keen cook happy. A further set of double doors opens to a garden room, which can be used for seating or dining and offers views over the garden and plenty of sunshine. There's also a utility room and good size integral garage. Upstairs is very flexible. You have three bedrooms, one en-suite and a family bathroom, then there's another really well-proportioned room that could be a fantastic principal bedroom or could be a second sitting room. It leads to the balcony and has spectacular views – altogether a wonderful place to sit and watch the world go by.

Enjoying It All

This is an attractive no through road and each property, including this one, has parking on their own private brickweave driveway. At the end of the road is a small grassed area where you can sit and look out over the river – but you also have the benefit of your own private garden to the rear, backing onto the waterside, so you have a lovely view of the water and you don't have to share it! There's no passing traffic down here, but you're very close to the centre of town, so you have a bus stop at the end of the road and all amenities within easy reach. Walk to the supermarket, shops, restaurants, lido and more – everything is on the doorstep. As well as a regular bus service, you have the station in town, with trains taking you to up to Lowestoft or down to Ipswich, from where you can travel to London with ease.

























INFORMATION



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 - Please Scan QR Code Below

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 property will be located 2nd on the left.

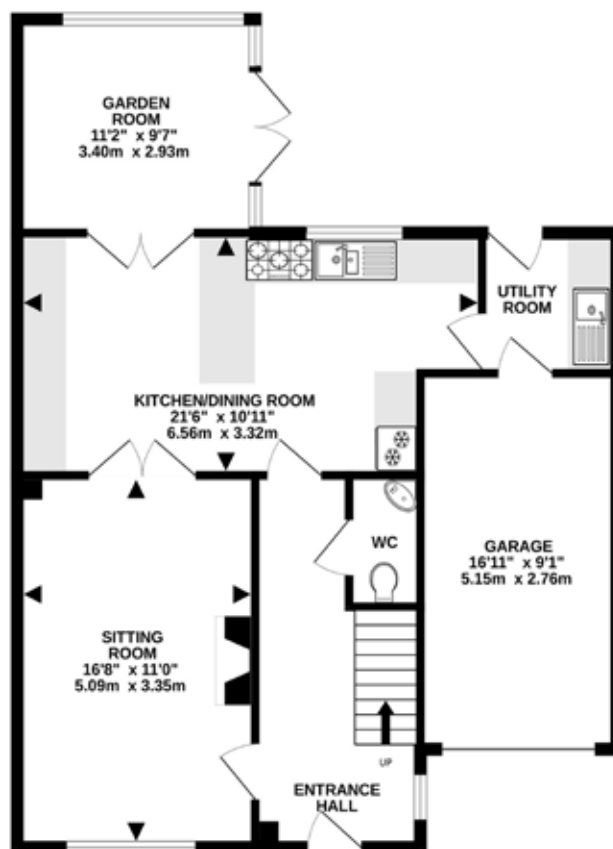
What Three Words Location

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... [sliding.final.airliners](#)

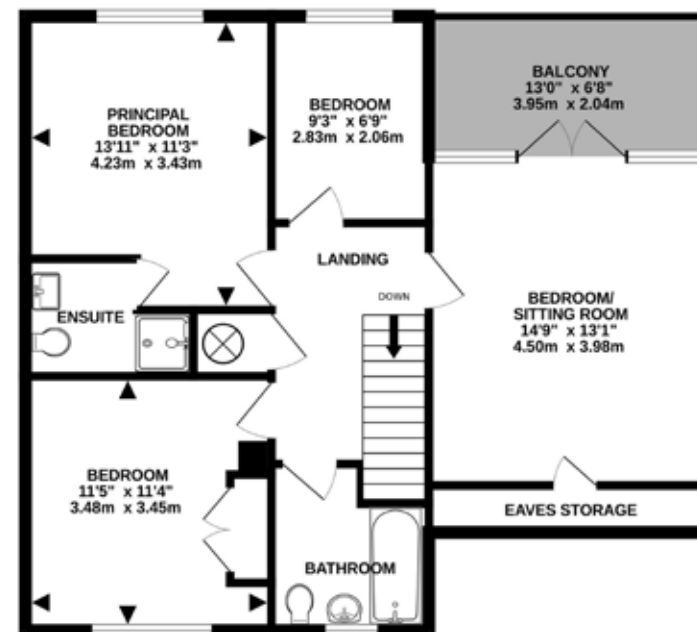
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
South Norfolk District Council - Council Tax Band D
Freehold





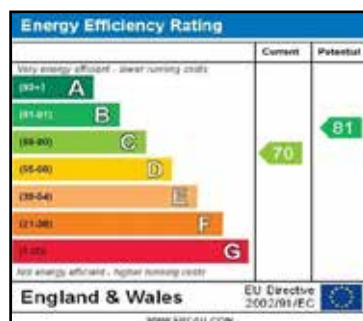
GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.

TOTAL FLOOR AREA : 1557 sq.ft. (144.6 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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