



The Street, Gillingham - NR34 0LA





## The Street

Gillingham, Beccles

Located in the heart of the SOUGHT AFTER VILLAGE of Gillingham close to BECCLES is this END OF TERRACE VICTORIAN home offered with NO ONWARD CHAIN! The house itself offers a lot more accommodation inside and out than you might expect. Internally there are TWO GENEROUS RECEPTIONS as well as the MODERN KITCHEN with a rear lobby and downstairs bathroom. On the first floor there are TWO DOUBLE BEDROOMS as well as DRESSING ROOM/THIRD BEDROOM off the rear bedroom. From the second bedroom you will find a staircase leading to the ATTIC CONVERSION. Externally, to the front there is DRIVEWAY PARKING. Heading round the back you will find a paved terrace and detached external GLAMPING POD or HOME OFFICE and extensive lawned gardens.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G





- No Chain!
- Sought After Village Location
- Two Reception Rooms & kitchen
- Three Bedrooms
- Attic Conversion
- Very Generous Rear Garden
- External Home Office / Glamping Pod
- Driveway Parking

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.

#### SETTING THE SCENE

Approached from The Street you will find a shingled driveway providing off road parking with a traditional main entrance door to the front. The shingled driveway leads around the side to the rear garden with a main entrance door to the side into the side lobby. The garden is found beyond and also provides pedestrian access for the adjoining property and shared access for the house to the other side.



## THE GRAND TOUR

Entering the house via the side lobby door, you will find an entrance area with a built in cupboards as well as providing access to the ground floor bathroom with a double walk in shower as well as the kitchen to the other side. The kitchen features a modern range of units with wood effect worktops over as well as an electric hob and space for white goods including the washing machine, fridge and the dishwasher. The kitchen leads through into the middle reception room providing dining space as well as a brick built fireplace and understairs walk in cupboard. This leads through to an inner lobby with stairs to the first floor landing as well as providing access to the front reception room currently used as the sitting room with a traditional main entrance door and another brick built fireplace. Heading up to the first floor landing, there is access to two main bedrooms. To the rear is a double bedroom overlooking the garden with wood effect flooring and a door leading through into a separate dressing room or nursery bedroom, which can also be used as the 3rd bedroom if desired. Beyond to the front of the house you'll find another double bedroom with a staircase leading up to the attic room providing storage space.

## FIND US

Postcode : NR34 0LA

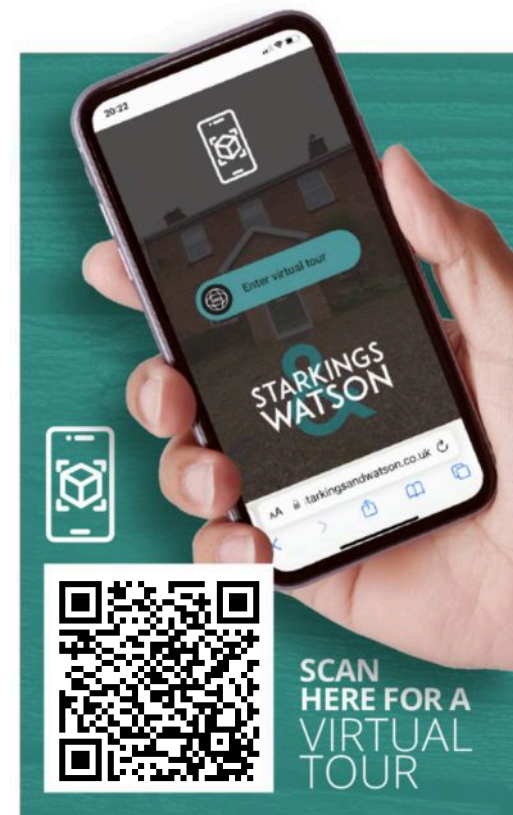
What3Words : ///rots.yard.throat

## VIRTUAL TOUR

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

## AGENTS NOTES

Buyers are advised the rear garden and side driveway is bisected with shared access for the adjoining properties on either side.











## THE GREAT OUTDOORS

The rear garden is very generous in size and is mainly laid to lawn with a paved patio as well. A unique feature is the detached timber built glamping pod which offers two rooms and a small kitchenette area which would be ideal for an air B and B or a home office. The garden is enclosed with timber fencing and also offers a further secretive patio at the very top of the garden.





Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

780.49 ft<sup>2</sup>

72.51 m<sup>2</sup>

**Reduced headroom**

33.58 ft<sup>2</sup>

3.12 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE360**





## Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • [bungay@starkingsandwatson.co.uk](mailto:bungay@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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.