



*Hemmant Way,
Gillingham, Suffolk*

A detached bungalow situated in the popular village of Gillingham and being within reach of a regular bus service and being approximately one mile from the town centre of Beccles. The bungalow is heated by oil fired radiator central heating, has uPVC sealed unit double glazing. This well-proportioned living accommodation includes a spacious sitting/ dining room, kitchen, three bedrooms and bathroom with separate shower. Outside there is off road parking including a single garage and a fully enclosed private rear garden. This property has the added benefit of being offered with No Onward Chain.

Property Features:

- Detached Bungalow
- Three Bedrooms
- Bathroom With Separate Shower
- Kitchen
- Spacious Sitting Room / Dining Room
- Off Road Parking
- Single Garage
- Enclosed Rear Garden
- Oil Fired Central Heating
- No Onward Chain



The Property

As you enter the property through the front door you are greeted by a spacious entrance hall that has two built in storage cupboards and a roof access hatch. Leading off the hall to the right of the bungalow, you will find a good size sitting/dining room with ample space for sofas and a dining table. There are uPVC sealed unit double glazed French doors that lead out to and give views over the rear garden, and a large front window allows plenty of natural light to flood the room. The kitchen can be found to the left of the property and has a worktop with inset sink and drainer, with cupboard beneath and space for washing machine, a further worktop with cupboards and drawers under and fitted four ring electric hob with extractor and light over, and an adjoining tall cupboard housing oven/grill and microwave, tiled splash backs, uPVC sealed unit double glazed window and door to rear porch. From the hallway there is access into three separate bedrooms with the master bedroom having a separate W/C. All bedrooms benefit from uPVC sealed unit double glazed windows. The family bathroom is located at the front of the property and comprises panelled bath, low level W/C and a separate fully tiled shower cubicle.







External

Outside to the front, the property is approached via a tarmac driveway and lawned front garden with hedging to boundaries, the driveway continues to a single garage with power and lighting connected and a personal rear door and window. To the rear of the property is a good sized fully enclosed garden which is mainly laid to lawn and has a patio area that is a great space for garden furniture. There is hedging and shrubs to boundaries in the garden also.

Location

Gillingham is a small village and civil parish in the English county of Norfolk. The village is located 1.5 miles of Beccles and 15 miles of The Cathedral City Norwich.

Additional Information:

Local Authority : South Norfolk

Council Tax Band: D

Services: Oil fired for domestic hot water and central heating, electricity and water connected. Mains sewer.

Viewings: By Appointment Only

Post Code: NR34 0LF

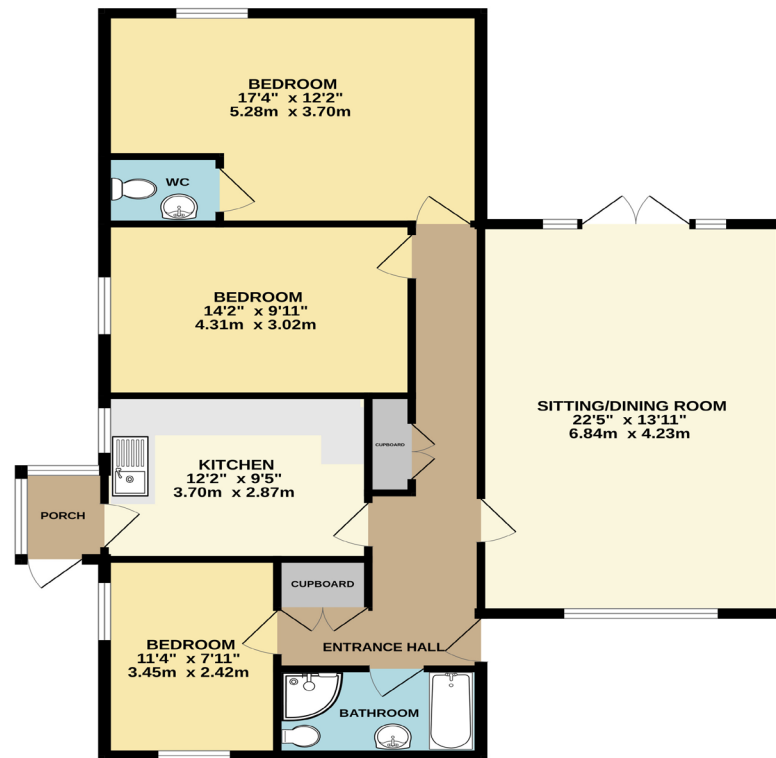
EPC Rating: TBC

Guide Price : £275,000

Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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 re-check measurements.

GROUND FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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