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*Hemmant Way,
Gillingham, Suffolk.*

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ESTATE AGENTS

Beccles - 1 mile
Bungay - 6.9 miles
Southwold - 14.9 miles
Norwich - 17.3 miles

A deceptively spacious, three double bedroom detached bungalow set in the popular Norfolk/Suffolk border village of Gillingham. The property boasts bright, spacious accommodation comprising a generous sitting/dining room and modern kitchen & bathroom along with the three bedrooms all of which have been fully decorated ready for the sale. Outside the large plot offers ample parking, garage and fantastic front and rear gardens. The property is offered with no onward chain.

Hemmant Way, **Gillingham, Suffolk.**

Property

Entering the property via the porch we find the front door opening to the entrance hall and ample space for our coats and boots after one of the many countryside walks that surround the village. In the hall way the light and spacious feel that runs throughout the home is instantly apparent. To our left we find the living areas whilst to the right the hall leads to the bedrooms. Pushing open the first door to our left we find the generous 'L'shaped sitting dining room. This fantastic rooms offers space with out compromise perfect for modern family living and entertaining alike. Two large windows look onto the front garden whilst a door opens to the kitchen. The kitchen is fitted with an extensive range of units set against contrasting work tops. An integral oven and hob feature whilst a fridge, freezer and washing machine will be included in the sale. The sink is set below a window looking to the side aspect and door opens to the gardens. From the kitchen a second door leads back to the hall where we pass a handy storage cupboard. The bathroom is fitted with a modern white suite that enjoys a shower over the bath, w/c and wash basin whilst our combi boiler is wall mounted in this room. Back in the hall we find our three bedrooms all of which are varying sized doubles with the larger two enjoying a view of the rear gardens.









Outside

From Hemmant Way we approach the property via the extensive driveway that offers ample off road parking and access to the single garage. The drive passes the generous front lawn whilst an attractive laurel hedge forms the front boundary. A path leads around the entire property giving access to the front and rear doors and in-turn the rear garden. The rear garden is fully enclosed by timber fencing and mainly laid to lawn with an area of patio directly to the rear of the bungalow. The oil tank is concealed by a trellis fence and planted shrubs and an apple tree feature. The garden enjoys the southerly aspect.

Location

The property is situated in the popular Norfolk/Suffolk border village of Gillingham near Beccles, the village has a hairdressers, public house and a good bus service to Beccles, Norwich and Lowestoft. The old market town of Beccles is 1 mile away and provides a fuller range of amenities. This busy market town has many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity.
Mains Water. Mains Drainage.
Oil Central Heating & Hot Water System.
Energy Rating: D

Local Authority:

South Norfolk Council
Tax Band: C
Postcode: NR34 0LF

Tenure

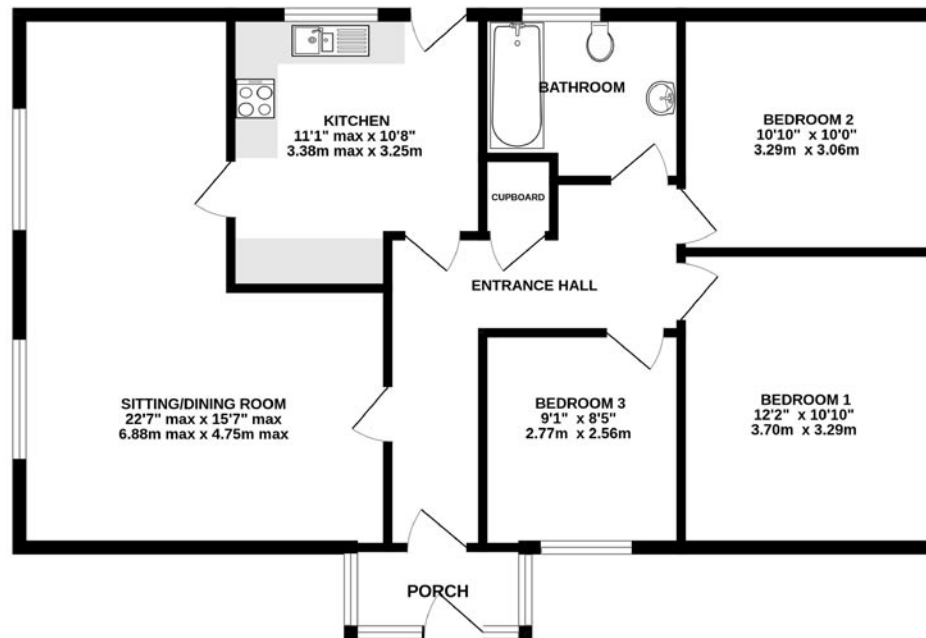
Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £275,000

GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq.ft. (83.8 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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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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