



Forge Grove, Gillingham - NR34 0AE

**STARKINGS  
& WATSON**

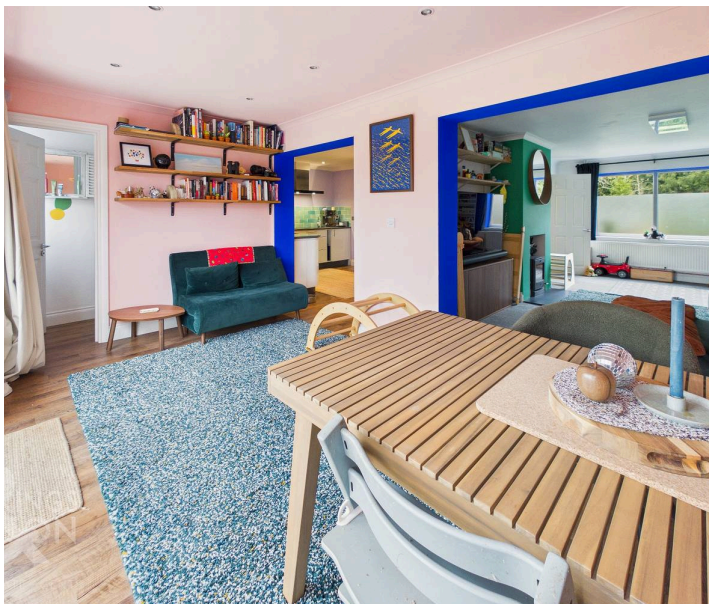
HYBRID ESTATE AGENTS



## Forge Grove

Gillingham, Beccles

This BEAUTIFULLY PRESENTED, GRADE II LISTED END OF TERRACE HOME offers over 1150 SQFT of versatile living space, combining period charm with modern convenience in a highly sought-after GILLINGHAM LOCATION close to Beccles. Having been ARCHITECTURALLY DESIGNED and then extended and updated in recent years, you will find an entrance hall where you are then greeted by an 18' SITTING ROOM featuring a characterful WOODBURNER and tasteful décor, perfect for relaxing evenings or entertaining guests. Flowing seamlessly from the sitting room, a SEPARATE DINING/FAMILY ROOM provides a flexible space for family gatherings, dinner parties, or a play area, while the STYLISH KITCHEN boasts contemporary fittings, ample storage and INTEGRATED APPLIANCES. A SEPARATE UTILITY ROOM adds further practicality (ideal for laundry and additional storage needs). There is also a useful ground floor W/C. Upstairs, THREE GENEROUS BEDROOMS offer comfortable accommodation for families or guests, each thoughtfully finished and filled with natural light, complemented by an IMPRESSIVE FAMILY BATHROOM

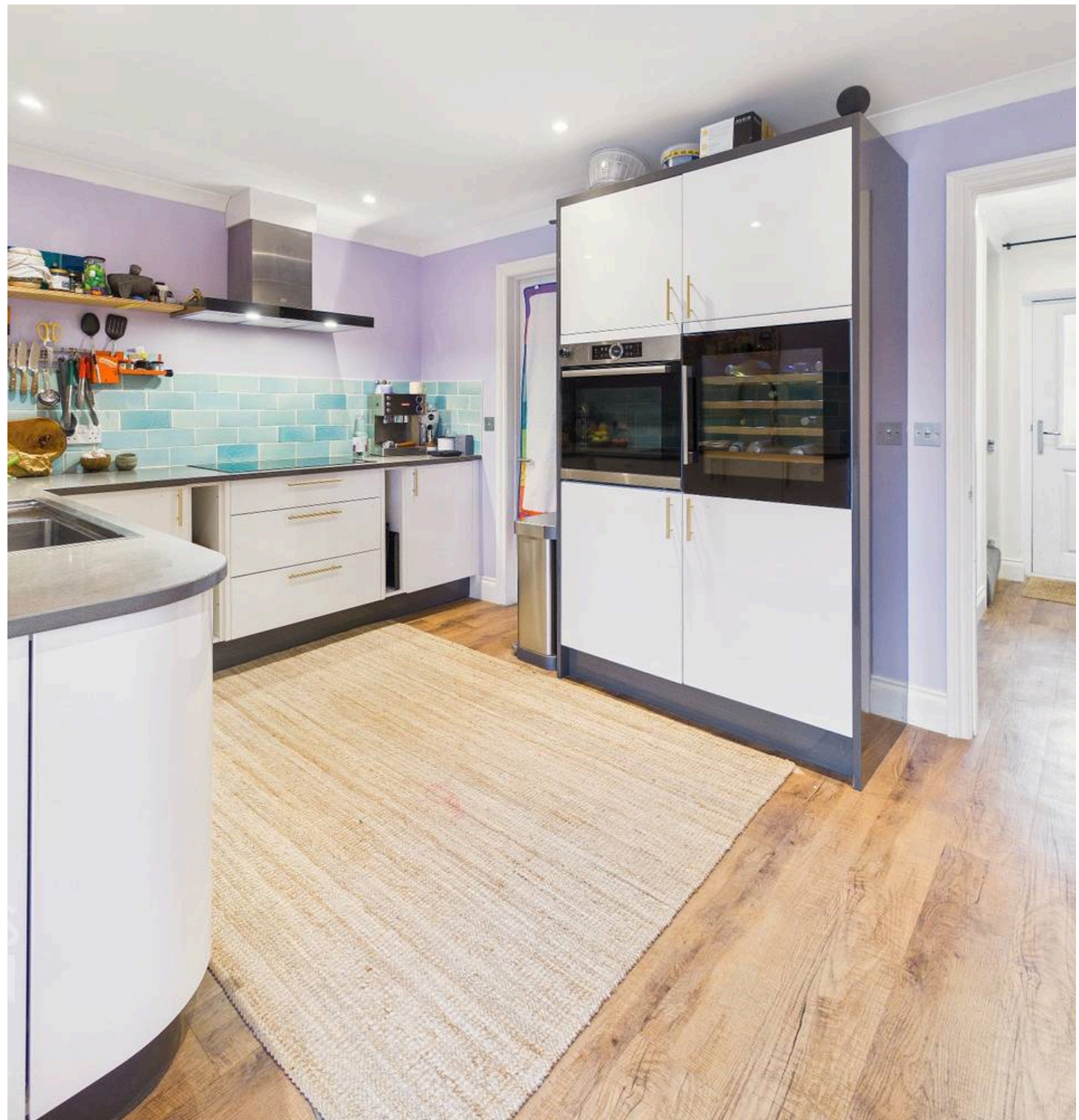


with elegant fixtures and a luxurious atmosphere. For those seeking a quiet retreat or a productive workspace, the property also features an EXTERNAL SOUND PROOFED STUDIO/HOME OFFICE, providing privacy and flexibility for remote working, creative pursuits, or hobbies. The generous and SUNNY SOUTH FACING rear garden has also been landscaped providing the ideal space for family gatherings. The house has been upgraded in recent years to offer modern and efficient AIR SOURCE HEATING.

Council Tax band: C

Tenure: Freehold

- Grade II Listed End Of Terrace Home
- Over 1150 SQFT Of Living Space
- Beautifully Finished & Presented
- 18' Sitting Room With Woodburner & Separate Dining/Family Room
- Stylish Kitchen & Separate Utility
- Three Generous Bedrooms & Impressive Family Bathroom
- External Sound Proofed Studio/Home Office



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 via the cul-de-sac of Forge Close, an architecturally designed Grade II Listed crescent, the house can be found at the end of the row with a small enclosed front garden. The garden is laid to lawn with a pathway leading the main entrance door as well as another door into the utility. The main entrance door to the front is also partially covered with a storm porch.

#### THE GRAND TOUR

Entering the house via the main door to the front there is a hallway with stairs ahead to the first floor landing with the addition of under stair storage. To the left of the hallway is a door into the main sitting room benefitting from large windows as well as a woodburner. An arch leads through from the sitting room to the extended dining/family room with excellent bi-folding doors onto the garden. Off the dining room there is a door into the ground floor w/c as well as another arch into the kitchen creating an excellent open plan family feel. The kitchen has been well fitted with a range of sleek base level units and rolled edge worktops over as well as bespoke pantry cupboard. There are integrated appliances including an eye level electric oven, wine fridge, dishwasher and induction hob with extractor fan in addition to the stunning handmade splashback tiling. The utility room adjacent offers space for a large fridge/freezer and further white goods as well as the inner workings for the air source heating.

In addition there is another access door to the frontage from the utility. Heading up to the first floor landing there are three bedrooms and a family bathroom. Two of the bedrooms are generous double rooms both with plenty of natural light flooding in. The third room is a useful single currently used as an office with built in storage. The family bathroom has been well fitted with a range of stylish tiling. There is a shaped bath with rainfall shower over as well as a w/c and hand wash basin. Externally at the bottom of the garden is a superb outbuilding used as a home office which has its own power supply as well as being insulated and sound proofed.

#### FIND US

Postcode : NR34 0AE

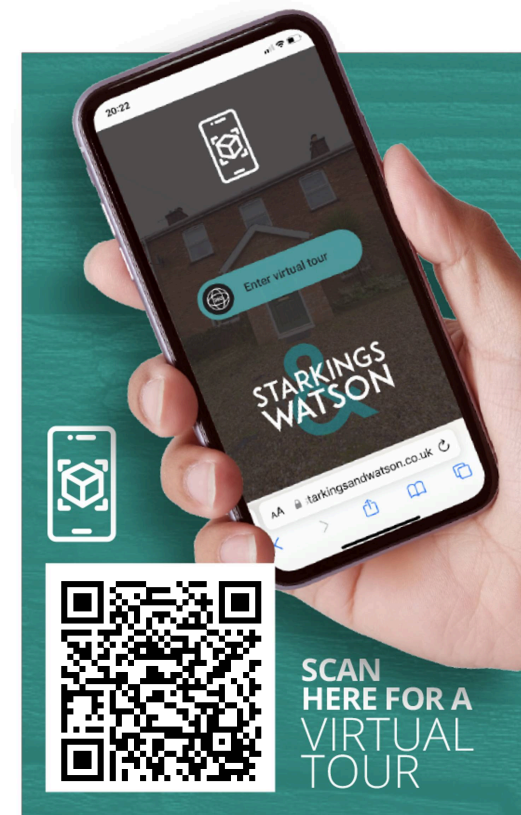
What3Words : ///something.sympathy.scorched

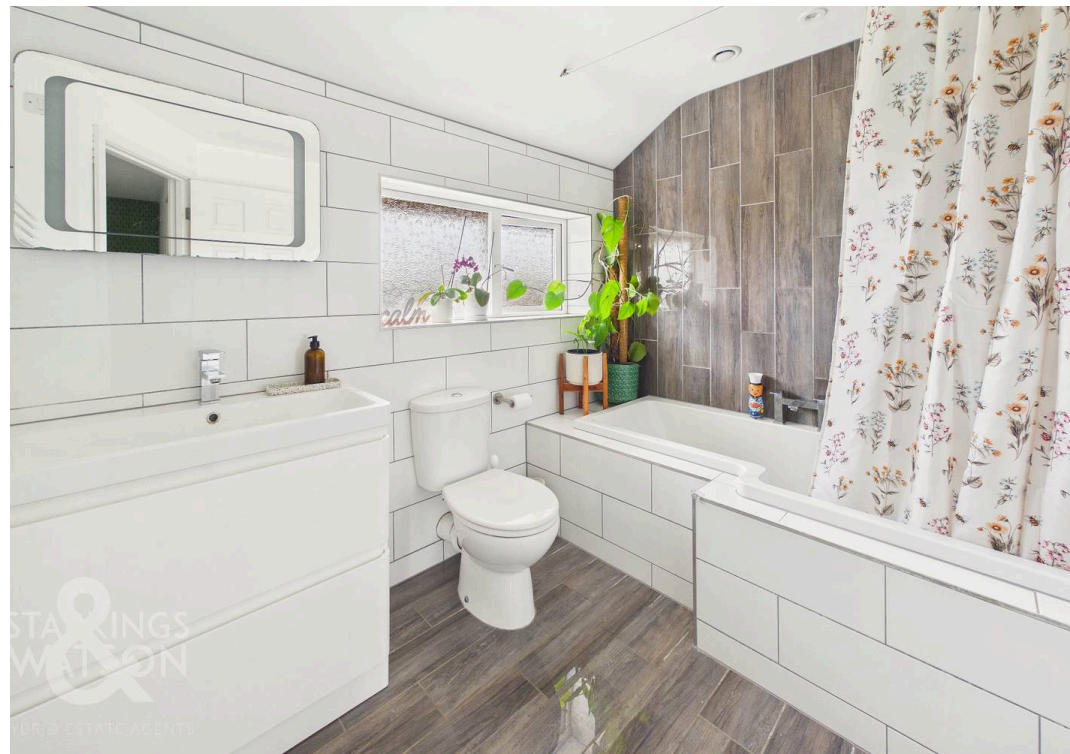
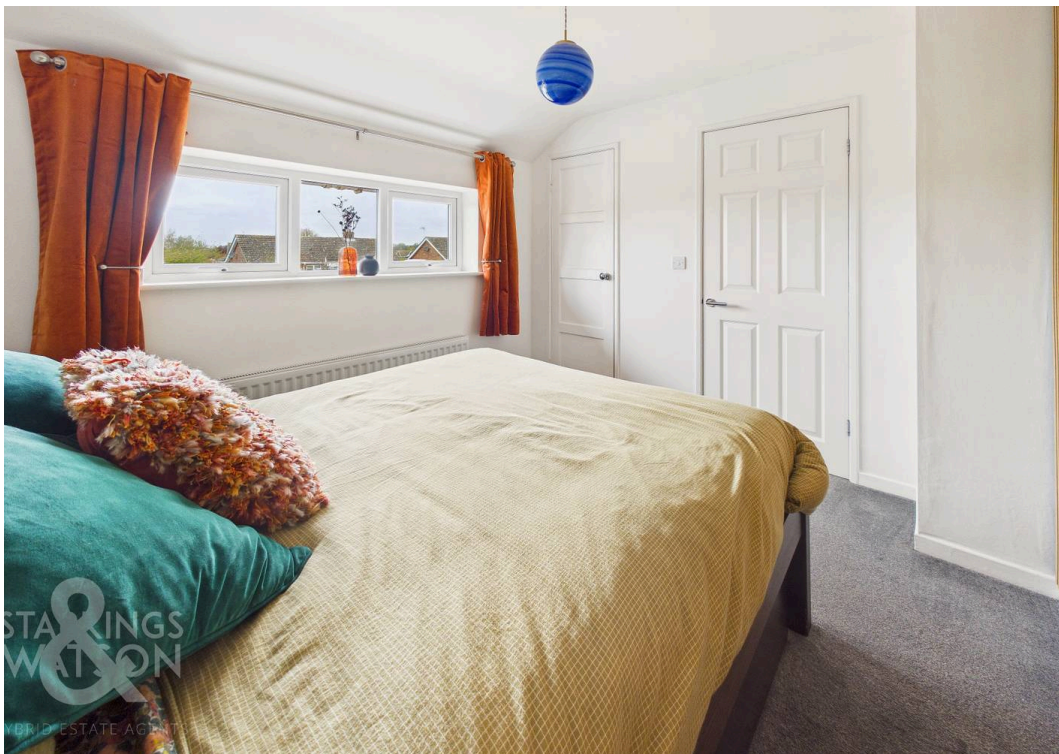
#### VIRTUAL TOUR

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

#### AGENTS NOTES

Buyers are advised the house is Grade II Listed.



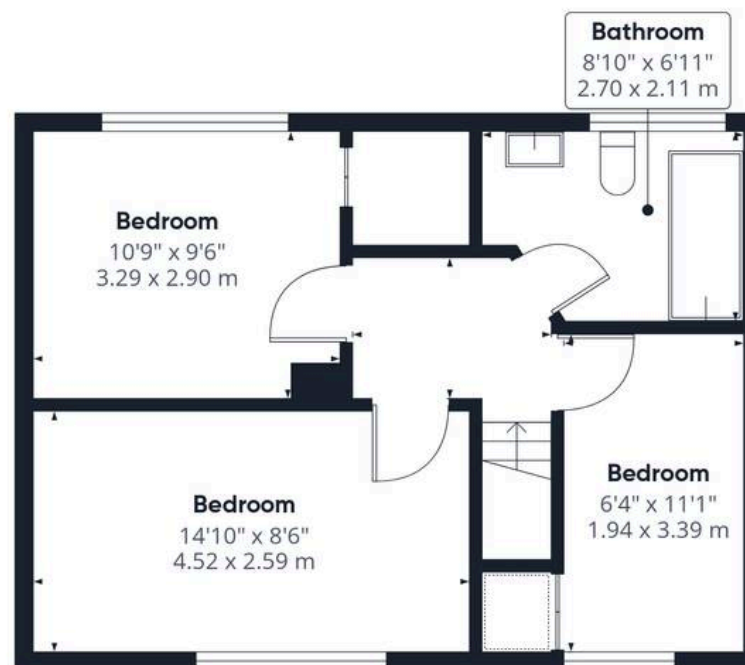
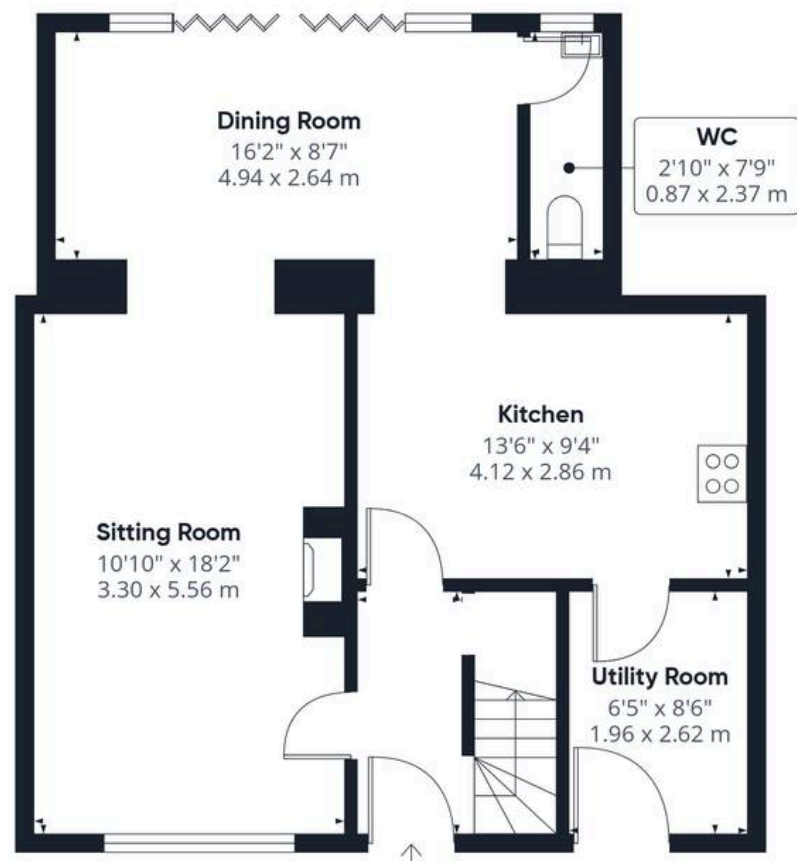




## THE GREAT OUTDOORS

The enclosed rear garden has been landscaped and offers a very sunny aspect being predominantly south facing. There is a paved patio area leading from the rear of the house providing the perfect place for outside dining with a covered pergola. The lawn and pathway runs down the garden to the decked area providing another space for table and chairs with doors into the external studio/home office.





**Approximate total area<sup>(1)</sup>**  
1152 ft<sup>2</sup>  
107 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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 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 recheck the measurements.