FREEHOLD

House - End Terrace (EPC Rating: E)

THE STREET
GILLINGHAM
BECCLES
NR34 0LA

Guide price

£250,000

FEATURES

- End-of-terrace cottage
- Three bedrooms
- Two reception rooms
- Contemporary kitchen
- Ground-floor shower room
- Character fireplaces
- Private, landscaped garden
- Private driveway
- Desirable village location
- Short distance from Beccles

3 1 2 E

Ben Allman
Estate & Letting Agents

3 Bedroom House - End Terrace located in Beccles

A beautifully renovated three-bedroom end-of-terrace cottage situated in the desirable village of Gillingham, just a short distance from the popular market town of Beccles. Thoughtfully updated throughout, this charming period home combines character features, including attractive fireplaces, with stylish modern finishes to create a comfortable and versatile home.

The accommodation opens into a welcoming front lounge, offering a bright and cosy reception space with a character fireplace and front-facing window. An inner hall leads through to the generous second reception room/dining room, featuring a further fireplace and views over the rear garden. The dining room flows directly into the newly fitted kitchen, creating a natural connection between the two spaces.

Beyond the kitchen is a useful rear lobby with storage, side access and entry into the newly fitted ground-floor shower room. The first floor provides two well-proportioned bedrooms, with the primary bedroom positioned to the front and stairs leading to the versatile third bedroom/study on the second floor. Bedroom two is positioned to the rear and benefits from convenient access to the newly fitted family bathroom.

Outside, the property benefits from a private driveway providing off-road parking. The enclosed landscaped rear garden is a particular highlight, combining a generous lawn with a substantial stone-covered area and paved seating terrace. Private and not overlooked, the garden provides an excellent space for outdoor dining, entertaining or relaxing.

Gillingham offers a desirable village setting while being conveniently located for Beccles and its range of shops, amenities and schools. The property also provides easy access to the Norfolk Broads and Suffolk coastline, making it an ideal choice for those seeking village living with countryside and coastal attractions close by.

Sitting Room

11'6 x 10'0

The welcoming sitting room is positioned at the front of the property and provides a comfortable and characterful principal living space. A front-facing window allows plenty of natural light into the room, complementing the neutral décor and warm timber-effect flooring. The attractive fireplace provides a charming focal point and reflects the period character of the cottage, while the proportions comfortably accommodate a generous suite of living furniture. This is an inviting space that works equally well for relaxed evenings and everyday family living.

Dining Room

11'6 x 10'0

The second reception room provides an excellent degree of versatility, currently lending itself perfectly to a formal dining room while also offering potential as an additional family room or entertaining space. The room is generously proportioned, with warm wood-effect flooring, neutral décor and a large rear-facing window overlooking the garden. A further character fireplace creates an attractive focal point, adding warmth and personality to the room. The direct connection into the kitchen makes this an ideal area for hosting family and friends.

Kitchen

8'0 x 6'9

The newly fitted kitchen is a stylish and practical addition to the property, positioned towards the rear of the ground floor and opening directly from the dining room. Beautifully finished with sage-green wall and base units, the cabinetry is complemented by warm timber-effect worktops, creating an attractive balance between contemporary style and the cottage's character. There is a good selection of storage cupboards and generous worktop space, together with a range of cooking and household appliances. The linear layout makes excellent use of the available space, while the rear aspect provides a pleasant outlook towards the garden. The kitchen leads conveniently into the rear lobby and provides easy access to the outside.

Rear Lobby

The rear lobby provides an exceptionally useful transitional space between the kitchen, garden and shower room. It incorporates practical storage, helping to keep everyday household items neatly organised, while a door provides access to the side of the property. Its position also offers a convenient secondary entrance, particularly useful when accessing the garden, parking area or bringing outdoor items into the house.

Shower Room

The newly fitted ground-floor shower room has been finished to a modern and attractive standard. The room features a contemporary shower enclosure, WC and wash hand basin, complemented by stylish marble-effect wall finishes. The neutral palette creates a bright and clean atmosphere, while the practical layout makes excellent use of the available space.

Positioned towards the rear of the property, this is a particularly useful addition for both residents and guests.

Primary Bedroom

11'6 x 10'0

The primary bedroom is positioned at the front of the first floor and offers a generous double-bedroom arrangement. A large front-facing window provides excellent natural light, while the neutral décor and soft carpeting create a calm and comfortable environment. There is ample room for a double bed, bedside furniture and additional storage, with the staircase leading upwards to the versatile third bedroom/study. The room offers a pleasant combination of comfort, practicality and character.

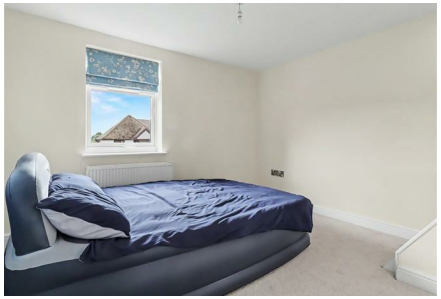
Bedroom Two

11'6 x 10'4

Bedroom two is situated towards the rear of the first floor and is another well-proportioned bedroom. The room benefits from a rear-facing window, allowing natural light to enter while providing an outlook towards the property's private garden. Finished in a neutral style with soft carpeting, it provides a comfortable environment suitable for a double bedroom, guest room or child's bedroom. The room also benefits from convenient access to the newly fitted family bathroom.

Bathroom

The newly fitted first-floor bathroom is positioned conveniently alongside bedroom two and has been finished in a clean, contemporary style. The suite comprises a bath, WC and wash hand basin, with attractive marble-effect wall finishes providing a smart and cohesive appearance. A window brings natural light into the room, while the neutral finish creates a bright and timeless setting. The bathroom provides a practical and comfortable space for the household.



Bedroom Three

11'6 x 10'0

Situated on the second floor, the third bedroom/study is a versatile space that adds considerable flexibility to the property. Its generous proportions allow it to function comfortably as an occasional bedroom, nursery, home office, study or hobby room. The room benefits from a side-facing window, bringing in natural light, while its position on the upper floor creates a degree of separation from the main bedroom accommodation. This adaptable room is particularly useful for modern family living.

Outside

The property is approached via a private driveway providing off-road parking for one vehicle, an excellent practical feature. A pathway runs along the side of the house, providing convenient access through to the rear garden.

The rear garden is fully enclosed, private and not overlooked, offering an excellent degree of seclusion. The garden has been thoughtfully landscaped to incorporate a substantial lawn, a generous stone-covered area and a paved terrace, creating distinct spaces for relaxing, entertaining and outdoor dining. The combination of lawn and hard landscaping makes the garden both attractive and practical, while the enclosed nature provides a peaceful outdoor retreat.

Location

Situated on The Street in Gillingham, the property enjoys a peaceful village setting while remaining within easy reach of the popular market town of Beccles. Beccles provides a wide selection of shops, supermarkets, cafés, restaurants, schools and everyday amenities, while the surrounding area offers beautiful countryside and access to the Norfolk Broads. The Suffolk coastline is also within easy reach, making this an appealing location for those looking to enjoy village living with convenient access to both countryside and coast.

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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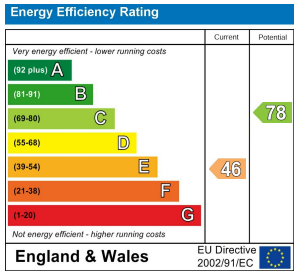

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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