

Aldreds
Estate Agents

Barley Cottage The Street

Gillingham, Beccles, NR34 0HU

Asking Price £280,000



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Aldreds are delighted to offer this impressive three bedroom modern semi detached home, situated in the highly desirable village of Gillingham, with excellent access to both Beccles and Norwich. Built in 2021, this beautifully presented home provides stylish and versatile family accommodation, featuring quality fixtures and fittings, tasteful neutral décor and a high standard of modern living throughout. The ground floor comprises a welcoming entrance hall, a convenient cloakroom/WC and a spacious open plan living and dining area, which flows into an open plan kitchen. From the kitchen, doors open directly onto the rear garden. To the first floor, a central galleried landing provides access to three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a front garden and a double length driveway providing ample off road parking. To the rear is a beautifully presented south facing garden. The property is also highly energy efficient, benefiting from a state-of-the-art underfloor heating system powered by an air source heat pump, together with sealed unit double glazing throughout. Modern homes of this quality in such an idyllic and sought after village location rarely come to the market. An early viewing is therefore strongly recommended to fully appreciate all that this exceptional home has to offer.

Entrance Hall

LVT flooring, sealed unit double glazed entrance door, stairs leading to first floor, underfloor heating, power points, flat plastered and coved ceiling.

Cloakroom

LVT flooring, cloakroom suite comprising of a low level WC, wall mounted hand basin, tiled splashback, flat plastered and coved ceiling, uPVC window.

Open Plan Kitchen/Dining/Living Area:

Lounge/Dining Area

14'3" x 16'0" (4.36 x 4.89)

LVT flooring, flat plastered and coved ceiling, uPVC window, sealed unit double glazed door leading to rear garden, full length storage cupboard, power points, TV point, ample space for family size dining table and chairs, underfloor heating, wide opening leading to:-

Open Plan Kitchen

11'1" x 8'4" (3.4 x 2.56)

LVT flooring, a range of quality fitted kitchen units, extended timber work surfaces, double Butler style ceramic sink, tiled splashbacks, recess for white goods including plumbing for a washing machine and dishwasher, built-in electric oven with matching ceramic hob, extraction cooker hood, power points, flat plastered and coved ceiling, underfloor heating, uPVC window.

Full Sized Galleried Landing

Fitted carpet, flat plastered and coved ceiling, loft access leading to insulated loft space, radiator, power points, full length storage cupboard.





Bedroom 1

9'2" x 11'11" (2.8 x 3.64)

Fitted carpet, flat plastered and coved ceiling, radiator, uPVC window, power points, TV point, double fitted wardrobe.

Bedroom 2

9'6" x 9'1" (2.92 x 2.79)

Fitted carpet, flat plastered and coved ceiling, uPVC window, radiator, power points, full length cupboard/wardrobe.

Bedroom 3

8'6" x 6'9" (2.61 x 2.06)

Fitted carpet, flat plastered and coved ceiling, radiator, uPVC window, power points.

Family Bathroom

Laminate flooring, bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level WC, radiator, part tiled walls, shavers socket, uPVC window, flat plastered and coved ceiling.

Outside

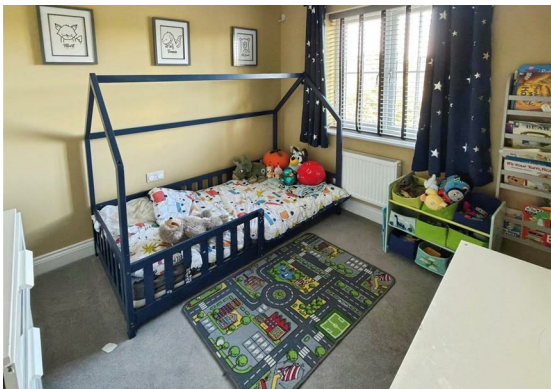
Outside to the front there is a beautifully presented front garden with footpath leading to front door, a wide double length driveway providing ample off road parking for a variety of cars or leisure vehicles. Outside to the rear there is a stunning south facing garden which is laid to a large patio seating area, enclosed by a timber pergola, a substantial timber and felt shed/workshop. The main garden is laid to lawn, all enclosed by high timber fencing with gated access to front driveway.

Tenure And Services

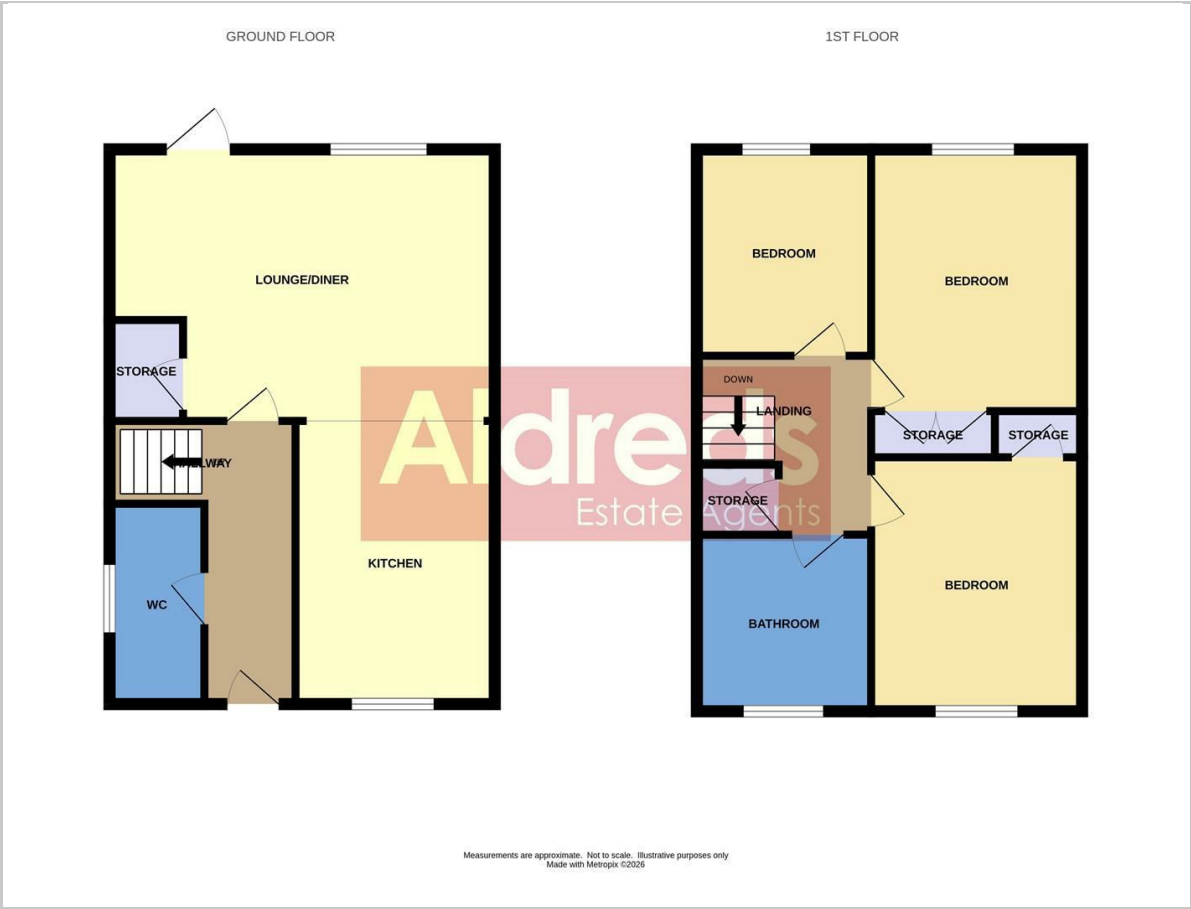
Council Tax Band - B

Freehold

Mains Electric Water And Drains



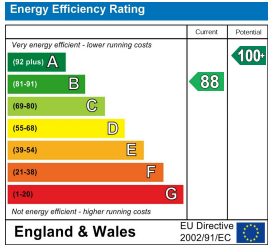
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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