

GILLINGHAM, BECCLES
£950,000 FREEHOLD

WATERSIDE
ESTATE AGENTS




WEAK
BRIDGE
7.5T


UNDERGROUND

GILLINGHAM, BECCLES, SUFFOLK NR34 0PA

- A beautiful period town house set on the banks of the River Waveney
- Within walking distance of Beccles town centre
- Stunning panoramic river views and private mooring extending to approx 100ft
- Substantial and versatile accommodation with 3 reception rooms, garden room and conservatory
- 5/6 bedrooms with 3 bath/shower room
- Full of character and charm
- Available with no onward chain and contents by separate negotiation

An imposing Georgian residence occupying an exceptional riverside setting within walking distance of the centre of Beccles.

This beautifully presented period property has been the subject of a comprehensive and sympathetic programme of renovations and offers all the benefits of a waterside lifestyle combined with the convenience and versatility of a substantial town house.

The well proportioned and flexible accommodation consists of a reception hall, a dual aspect sitting room with a woodburner, which leads through to a conservatory looking out over the River Waveney. The spacious dining room is ideal for entertaining, with the capacity to comfortably seat 10, whilst currently doubling as a games room, housing a 3/4 size snooker table.

The cottage style kitchen has been well finished with solid wooden worktops with exposed ceiling timbers and a woodburner and leads into a separate breakfast room and additional utility room, and also into a 29'10" long garden room which enjoys views out over the rear garden and the river beyond. A study/bedroom with en-suite shower room completes the ground floor.

The substantial master bedroom enjoys views of the River Waveney and steps down into a charming en-suite bathroom with a free standing roll top bath with shower and his and hers countertop wash basins.

There is an equally spacious second bedroom with a cast iron fireplace and wooden floors, a two room family suite complemented by a contemporary shower room. There is also a further single bedroom which could easily be adapted to create a dressing room to complement the master suite.

The established, well stocked riverside garden extends to the side and rear and is dominated by the stunning view out over the River Waveney and the bridge beyond. The private moorings extend to approximately 110ft, providing scope to keep a substantial Broads cruiser while also offering the space to launch kayaks and paddleboards or simply to sit and fish as life on the river passes you by.








CHAMPAGNE

The property is located on the outskirts of Beccles, approximately half a mile from the town centre, within walking distance of a whole host of amenities including a selection of pubs and restaurants and a comprehensive variety of shops and services including sports clubs, a public hall and theatre, a lido and a railway station.

The River Waveney provides access to the entire Norfolk Broads network of rivers.

This impressive riverside town is brimming with warmth and character and needs to be seen to be fully appreciated. It is available with no onward chain, with contents available by separate negotiation.

ACCOMMODATION

Reception Hall

With original checkerboard style tiled floor. Radiator, coved ceiling, staircase to first floor.

Sitting Room: 15'4" x 14'4"

Full length sash window to front aspect with folding window shutters. Contemporary woodburner on a tiled hearth, two radiators, panelled door, coved ceiling and ceiling rose, French doors (also with window shutters).

Leading through into:

Conservatory: 12'6" x 12'0"

Of brick and sealed unit double glazed construction with French doors out into the garden and views of the river.

Dining Room: 16'0" x 15'4"

Full length sash window with wooden shutters. Cast iron fireplace, coved ceiling, two radiators, wall lights.








Haveney




COTE D'AZUR

Study/Bedroom 6: 10'7" x 6'7"

Window to rear, double built in cupboard. sliding door to:

En-Suite Shower Room

Contemporary suite including shower enclosure, vanity wash basin, w/c, towel radiator, extractor fan, window to rear.

Kitchen: 16'3" x 11'7"

Full range of primarily floor mounted units, and a central island, all finished in solid wooden worktops. Built in fridge/freezer and dishwaster and a built in ceramic 1½ sink unit.

An exposed brick chimney breast houses a woodburner, the floor is tiled and a part glazed panelled door leads out into:



Garden Room: 29'10" x 7'2"

Of brick and sealed unit double glazed construction. Tiled floor, door to side and French doors leading out into the main riverside garden. Wall lights and door to side.



Breakfast Room: 11'2" x 9'11"

Partially panelled walls, tiled floor, window to side.

Utility Room

Oil fired central heating boiler. Plumbing for washing machine. Stable door.

FIRST FLOOR

Landing

Sash window to front aspect, radiator.






Chagall



Master Bedroom: 16'1" x 15'8"

Dual aspect with sash windows to front and side with river views. Radiator, panelled door, wooden floor, cast iron fireplace. Steps down to

En-Suite Bathroom: 11'2" x 10'2"

Roll top, claw foot bath with shower. Twin countertop, wash basins, low level w/c, window to side, heated towel rail, built in cupboard and a door to:

Bedroom 5: 9'2" x 6'8"

Currently used as a bunk room, a perfect layout for a family suite if letting. Could also be adapted to create a dressing room to complement the master bedroom. Vertical radiator, window to rear, wooden door and floor.

Bedroom 2: 16'0" x 15'0

Another generous double room, sash window to front aspect, cast iron fireplace, built in wardrobe, wooden floor, panelled door, two radiators.

Shower Room

Large double shower enclosure with dual headed shower and contemporary tiling, vanity wash basin, w/c, tiled floor, window to rear, towel radiator, wooden door.

Bedroom 3: 10'11" x 10'10"

Window to rear, two built in double wardrobes and cupboards over, and additional matching cupboards. Vertical radiator, coved ceiling, wooden door.

Leading to:

Bedroom 4: 13'8" x 11'3"

Window to rear, Velux windows to front aspect. Wooden floor, radiator, wooden door.













OUTSIDE

The majority of the garden extends to the rear and the side of the property and leads directly down onto the River Waveney.

As well as breathtaking views, the location provides an extensive private mooring facility measuring approximately 110ft, easily accommodating a sizeable Broads cruiser whilst also leaving plenty of room to launch sailing dinghies, kayaks and paddleboards and also providing the perfect fishing spot or the ideal vantae point to simply sit and enjoy life on the river.

The garden itself is laid mainly to lawn with paved seating area, raised beds and a variety of mature trees and shubs. There is a brick store/workshop. External power and water and a fitted dog shower.

Gated access to the front plus an off road parking space.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil fired central heating.

Available with no onward chain.

Contents may be available by separate negotiation.

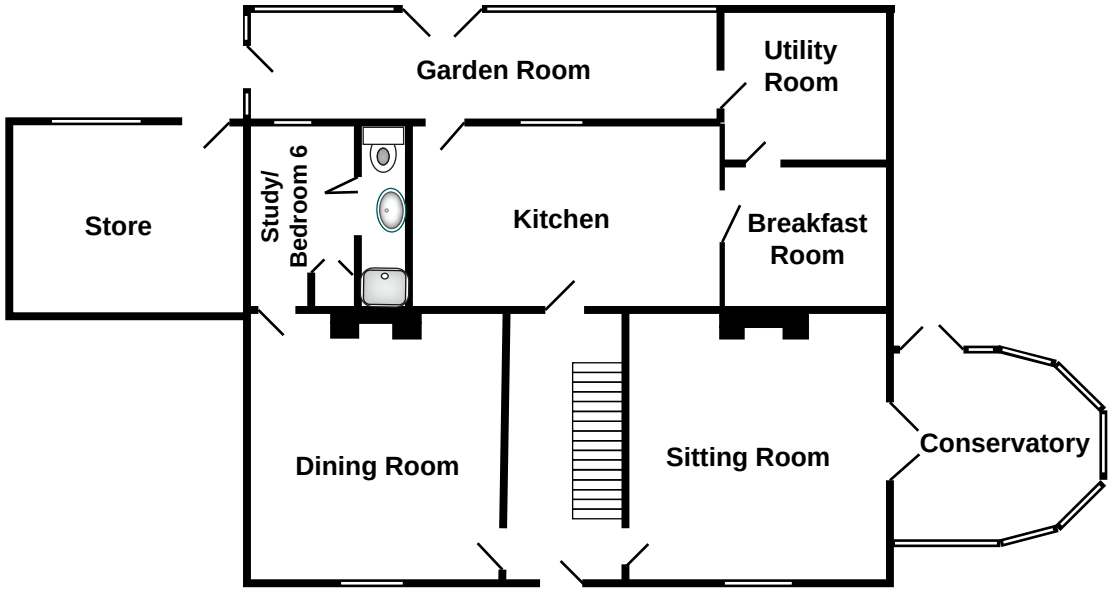
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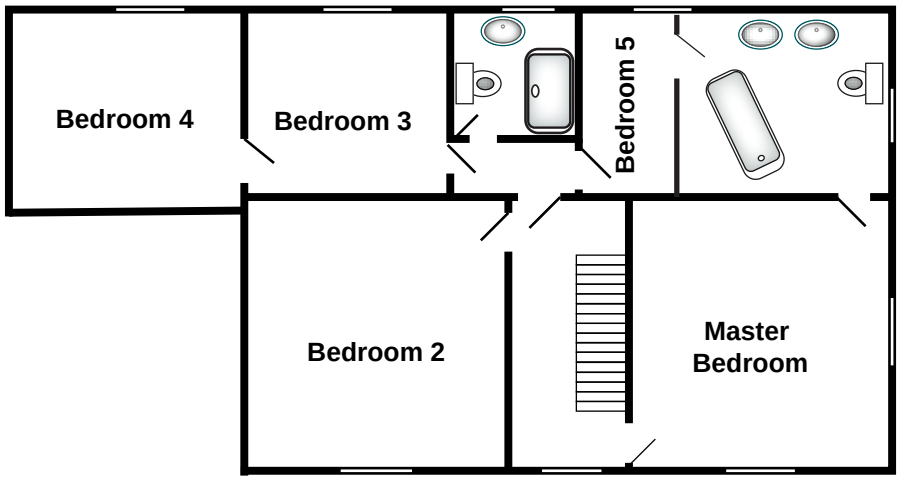
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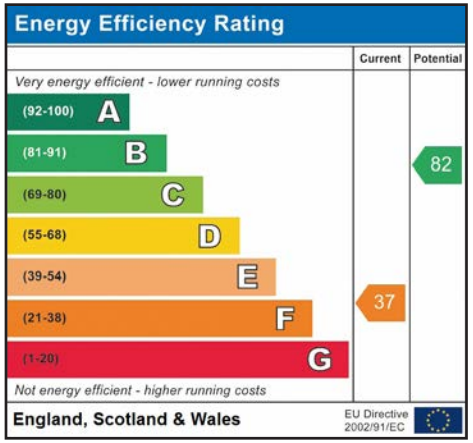
GROUND FLOOR



FIRST FLOOR

TOTAL APPROX FLOOR AREA 2681 SQ FT (249.1 SQ M)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY





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