



13 HEMMANT WAY,
GILLINGHAM, BECCLES, NR34 0LF

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SINCE 1853



A two-bedroom detached bungalow occupying a generous plot with attractive wrap-around gardens, situated in a sought-after location.

This well-positioned detached bungalow offers comfortable and versatile single-storey accommodation, complemented by a good-sized plot with gardens extending around the property. The accommodation begins with an entrance hall, providing access to all principal rooms and incorporating a useful storage cupboard.

The lounge is a versatile and generously proportioned room, arranged into two distinct areas, providing the opportunity to incorporate a separate dining area. Two windows to the front aspect provide plenty of natural light. The kitchen is fitted with a range of wall and base units, with a window overlooking the side aspect and a door leading through to the sunroom. Glazed to three aspects, the sunroom provides a pleasant additional living space with views across the gardens and direct access to the paved patio area. There are two bedrooms, both benefiting from rear-aspect windows, together with a shower room fitted with a walk-in shower, wash hand basin and WC, with a side-aspect window providing

natural light and ventilation. The wrap-around gardens are a particular feature of the property, with the bungalow occupying a generous plot providing a variety of areas for gardening, outdoor dining and relaxation. A paved patio area lies to the side of the property, creating an ideal space for entertaining and enjoying the gardens.

To the front, a driveway provides off-road parking and leads to the garage, which is currently positioned behind the fence.

SERVICES

Mains electric and sewerage, oil fired central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

LOCAL AUTHORITY

South Norfolk. Council Tax Band – C



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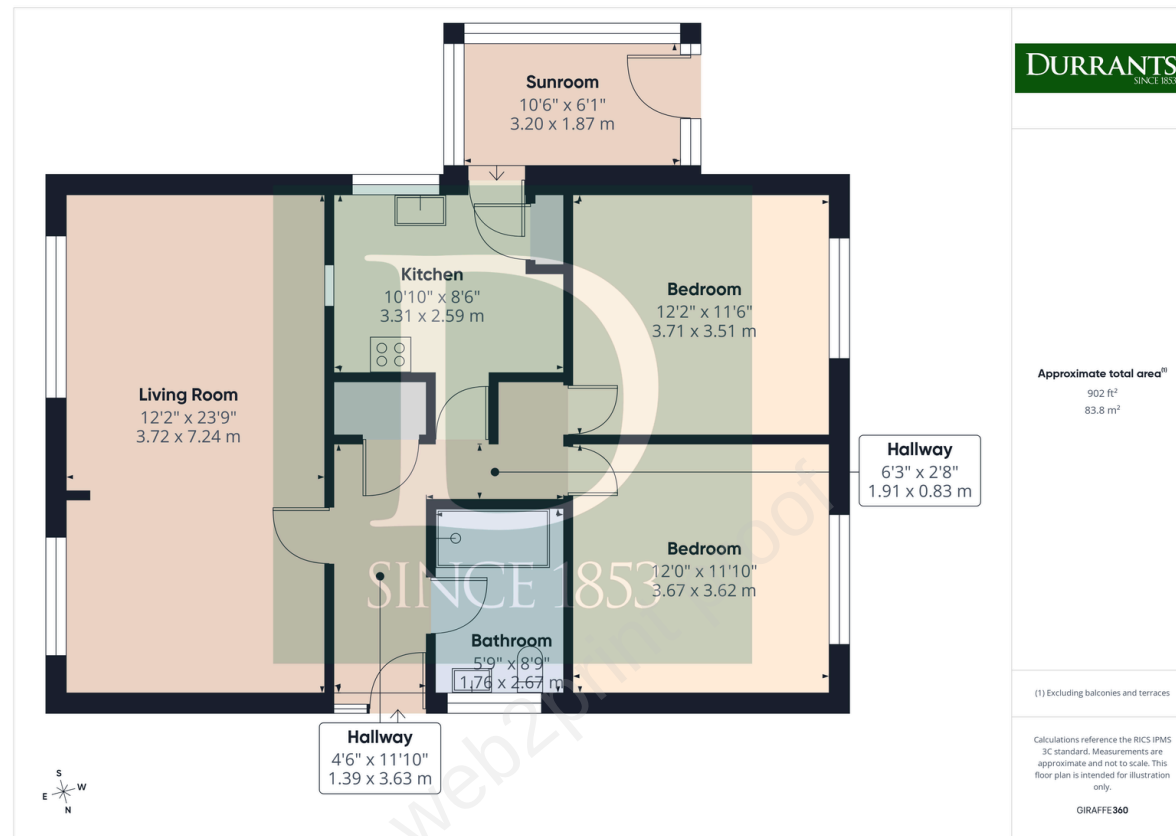


TBC



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FLOOR PLAN



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