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Kings Dam,
Gillingham, Suffolk

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Superbly situated in the heart of the Waveney Valley and offered with No Onward Chain we are delighted to bring to the market this deceptively spacious, detached family home. Set in extensive gardens front and rear and offering ample off road parking, a detached garage and studio/workshop space, this property is a must-see. Internally, the versatile accommodation offers three bedrooms, a sitting room, dining room, kitchen and conservatory along with ground floor cloakroom and first floor bathroom. Viewing is essential to fully appreciate the space, potential and location on offer.

Accommodation comprises briefly:

- Entrance Hall • Sitting Room • Dining Room • Kitchen
- Conservatory • Ground Floor Lavatory • Ground Floor Bedroom
- Bedroom One • Bedroom Two • Family Bathroom
- Extensive Front and Rear Garden • Garage
- Studio • Ample Off-Road Parking

Property

Entering the property via the front door, we are welcomed by the spacious hallway that leads to all of the ground-floor accommodation. The dog leg staircase rises to the first floor and a large understairs pantry space is set below. Set to the front the sitting room enjoys a large window looking over the gardens and filling the room with natural light, an open fireplace provides a cosy focal point to the room which flows open plan into the separate dining room, a design ideal for family living and entertaining alike. A window looks to the rear via the conservatory, whilst high-level windows to the side run the length of two rooms further adding to the light in this superb living space. A door from the dining room opens to the kitchen which is set looking to the rear and a door opens into the large conservatory. The kitchen is fitted with a range of timber fronted wall and base units. The kitchen features a fitted oven and hob with extractor over, which is gas-fed by outdoor, replaceable Calor gas bottles. There is also space provided for additional kitchen appliances. The oil-fired boiler is found in this room and the sink is set below the window looking onto the rear garden. At the rear, the conservatory offers a superb space to enjoy the garden throughout the year, a door opens to the patio. Provision and space is made for the laundry appliances here. Back in the hall we pass the ground-floor lavatory and step into the ground-floor bedroom. A double room, this space offers a range of options in its use and enjoys a view over the rear garden. Climbing the stairs, we pass another large window, adding to the light on the landing and in the hallway. At the top of the stairs, storage cupboards run the length of the landing in the eaves space. There is also a very large loft space that is ideal for storage. At the front, we find a generous double room enjoying a built-in wardrobe, whilst at the rear, the large family bathroom boasts a modern suite comprising a bath, separate shower, w/c and feature basin set over a vanity unit. Completing the accommodation, the master bedroom is set at the head of the landing. This large room enjoys windows to both the rear and side aspects. A large built-in wardrobe complements the room.









Outside

The property is approached by a large gravel driveway providing ample off-road parking, which leads to a garage equipped with an up-and-over door, power, and lighting. The front garden is primarily laid to lawn, partially bordered by a small picket fence and a range of shrubs and trees. A path leads to the front door and continues between the garage and house to a gate leading to the rear. Here we find access to the studio/workshop space at the rear of the garage. The rear garden is extensive and mainly laid to lawn with a large patio leading from the conservatory. A path leads below a rose arch to the greenhouse, whilst a timber shed is set to the boundary. The entire space is enclosed with timber fencing, which is framed with low-lying flower beds.

Location

The property is situated in the sought-after Norfolk/Suffolk border village of Gillingham, which offers a welcoming community and local amenities including a primary school, a public house, and a hairdresser. The village is surrounded by beautiful countryside walks and benefits from a good bus service to Beccles, Norwich, and Lowestoft. The busy market town of Beccles is just two miles away, providing a comprehensive range of shops, restaurants, and supermarkets, as well as a weekly fresh produce market every Friday. Located on the River Waveney, the town serves as a gateway to the Broads National Park. Excellent transport links include a local bus station and a railway station with connections to London Liverpool Street via Ipswich. A short drive takes us to the Suffolk Coastline.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Solar panel system, Oil fired central heating. Mains water, electricity & drainage.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR34 0LG

What3Words: ///coolest.tallest.reflected

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £395,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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