



GILLINGHAM, BECCLES
£675,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







BRIDGE HOUSE, GILLINGHAM, BECCLES, SUFFOLK NR34 0PA

- An imposing Georgian residence on the banks of the River Waveney
- Within walking distance of the centre of Beccles
- Approx 113ft of private river frontage, offering moorings for several boats
- Flexible accommodation extending to over 2,600 sq ft
- 5/6 bedrooms, 6 reception rooms

A substantial Georgian residence set on the banks of the River Waveney, with 113ft of private mooring, generous and flexible accommodation, immense character and huge potential, all within walking distance of the centre of Beccles.

The versatile accommodation extends to approximately 2,681 sq ft and consists of an entrance hall, sitting room, dining room, conservatory, breakfast room, kitchen, boiler room, study/bedroom 6 with an en-suite shower room and a garden room.

On the first floor there are five further bedrooms, a shower room and a bathroom.

The property has an array of period features including sash windows, panelled doors, wooden floors, exposed timbers, open fireplaces and a woodburner.

With a private river facing garden with impressive views and extensive moorings directly onto the River Waveney, and access to the entire Broads network as well as out to sea via Great Yarmouth and Lowestoft. The centre of the highly regarded market town of Beccles is only half a mile away with a comprehensive selection of local amenities.

A handsome riverside home offering immense potential, early viewing is recommended.

ACCOMMODATION

Entrance Hall

Panelled, part glazed front door, tiled floor, staircase to first floor, coved ceiling and radiator.

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

Sash window to front aspect, panelled door, coved ceiling, ceiling rose, open fireplace with brick surround and tiled hearth, two radiators, French doors to:



Conservatory: 12'6" x 12'0

Of brick and sealed unit double glazed construction, looking out over the river. Wooden floor, ceiling fan, fitted blinds. Double doors out into the garden.

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

Sash window to front aspect, panelled door, wooden floor, open fireplace with wooden surround and tiled hearth, coved ceiling, wall lights, two radiators, steps down to:

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

Built in double wardrobe, panelled door.

En-Suite Shower Room

Wet room style with shower, low level w/c, vanity wash basin, tiled floor, extractor fan, window to rear, folding door.

Breakfast Room: 16'3" x 11'7"

Part glazed, panelled door from hallway. Woodburner within an exposed brick chimney breast. Pamment tiled floor, exposed ceiling timbers, radiator, window to rear, door to garden room.

Kitchen: 11'2" x 9'11"

Range of wall and floor mounted units with double sink unit and double drainer. Built in double oven, hob and extractor fan, tiled floor, window to side with views out over the bridge and the river beyond. Plumbing for washing machine, door to boiler room.

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

Of brick and sealed unit double glazed timber construction, tiled floor, door to side and double doors out to the rear garden.



FIRST FLOOR

Landing

Sash window to front aspect with views out over the river.

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

Dual aspect with sash windows to front and rear with views of the river and the bridge. Vanity wash basin, cast iron fireplace, radiator.

Bedroom 2: 16'0" x 15'0"

Sash window to front aspect. Built in double wardrobe, cast iron fireplace, radiator, panelled door.

Bathroom

Wash basin, roll top bath, radiator, partially tiled walls, window to rear, door to:

Bedroom 4: 11'2" x 10'2"

Sash window to side with impressive views over the river and the bridge. Radiator, panelled door.

Shower Room

Vanity wash basin, w/c, bidet, double shower enclosure, window to rear, partially tiled walls.

Bedroom 5: 10'11" x 10'10"

Window to rear with river views, radiator, two double built in wardrobes. Door to:

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

Dual aspect with window to rear and Velux windows to front aspect. Radiator.

OUTSIDE

The majority of the garden extends to the side and rear of the property and is dominated by the private river frontage that extends to approximately 113ft providing moorings for several boats and impressive panoramic views out over the River Waveney and the bridge beyond.

The colourful, private and well stocked garden offers a variety of mature trees and shrubs and plays host to an impressive selection of wild flowers. There is a paved seating area, timber shed and a workshop. There is a small front garden enclosed by wrought iron railings and a gate, along with private parking.

ADDITIONAL INFORMATION

Freehold

Mains water and electricity

Private drainage

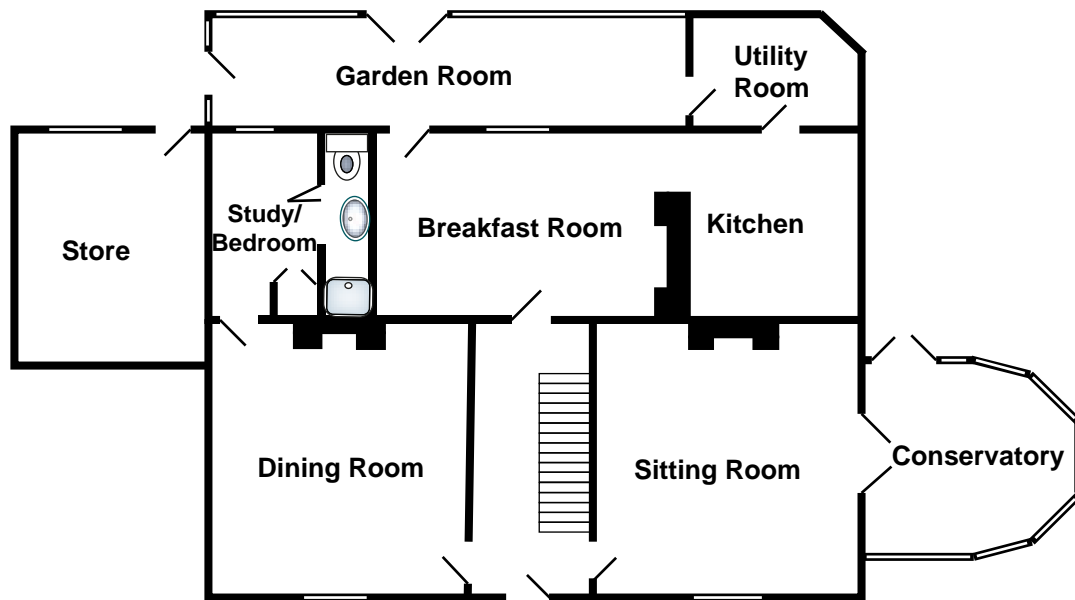
Oil fired central heating

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

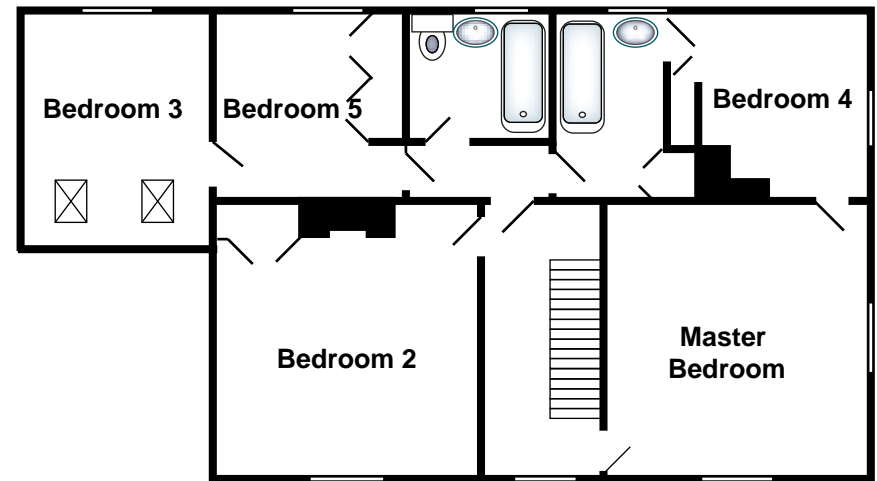
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





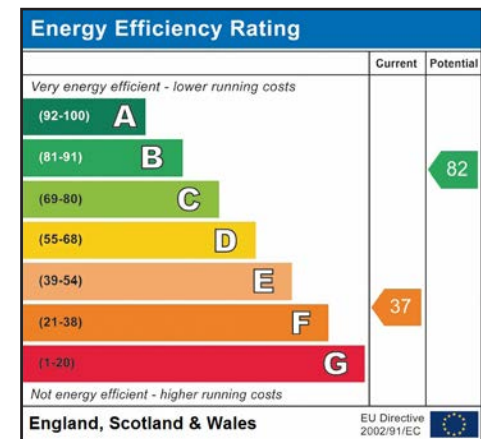
GROUND FLOOR



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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