



23 HEMMANT WAY, GILLINGHAM

BECCIES, NR34 0LF



A spacious and well-presented detached bungalow, occupying a generous plot in the popular village of Gillingham.

The property offers well-proportioned accommodation throughout and benefits from oil-fired central heating, double glazing, off-road parking, a garage and an enclosed private rear garden.

The accommodation comprises an entrance hall with two useful double storage cupboards and doors leading to all rooms. The good-sized lounge/diner features a window overlooking the front aspect, with French doors providing direct access to the rear garden. The kitchen is fitted with a range of base and eye-level units, work surfaces, an electric cooker and hob, together with a useful storage cupboard. A door leads through to the glazed side porch, providing further access to the outside. There are three generous bedrooms, with the principal bedroom benefiting from an en-suite shower room. The main bathroom is well appointed and features both a separate bath and shower.

Outside, the property is approached via a driveway providing off-road parking and leading to the garage, with a

pathway leading to the entrance door. The front garden is mainly laid to lawn and complemented by a variety of established trees and shrub borders, creating an attractive approach to the property. Gated side access leads to a paved area which wraps around to the private enclosed rear garden. The rear garden is mainly laid to lawn and features established tree and shrub borders, together with a paved patio area providing an ideal space for outdoor seating and entertaining. There is also a useful workshop, offering additional storage

SERVICES

Mains electric and drainage, Oil fired central heating. (Durrants cannot verify they are in working order.)

TENURE

Freehold.

LOCAL AUTHORITY

South Norfolk. Band – D

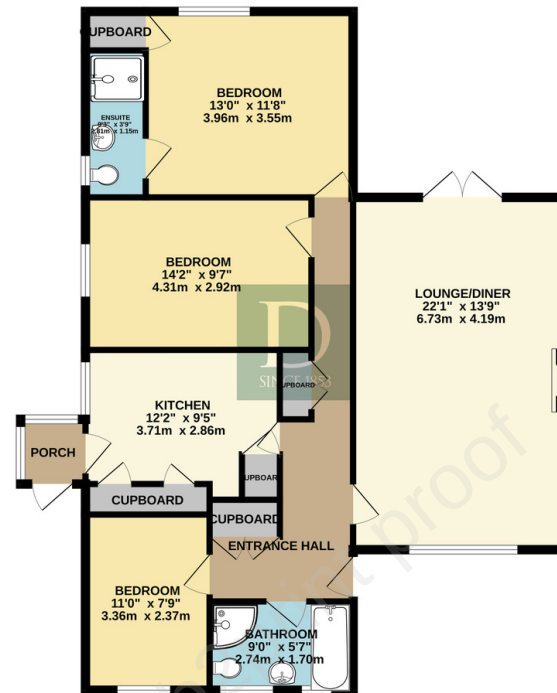




SOUGHT AFTER
LOCATION!

FLOOR PLAN

GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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