



## 47 Hemmant Way, Gillingham

Guide Price £190,000 - £200,000

# 47 Hemmant Way

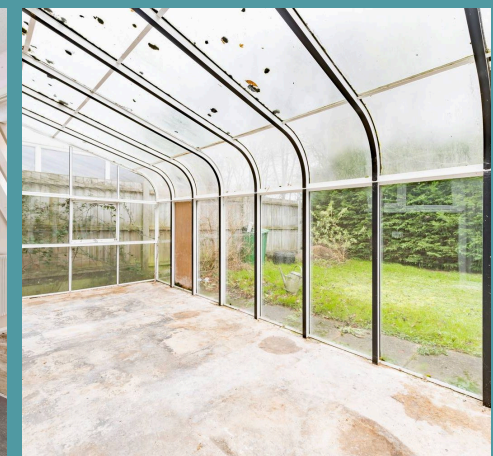
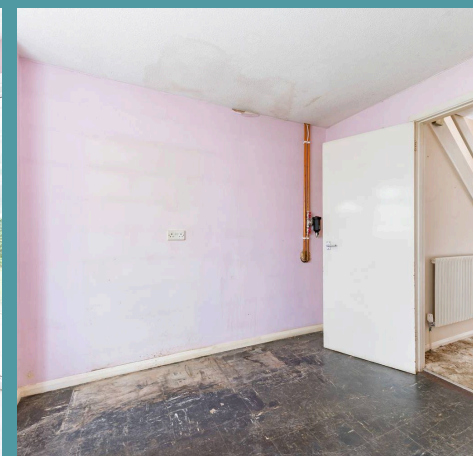
Gillingham, Beccles

Offered to the market with no onward chain, this semi-detached residence is full of potential, suitable for first time buyers or those looking to transform a home into a space tailored to your preferences and style. Highlighting a sitting room, large conservatory, kitchen, three bedrooms and maintained gardens, with a driveway and garage. Don't miss the chance to experience a village setting within close proximity to the market town of Beccles.

## Location

Gillingham is a small village and civil parish in the English county of Norfolk. The village is located 1.5 miles north-west of Beccles which is one of the fastest growing market towns in the country, with excellent tourist attractions and its beautiful location of the Waveney Valley, that provides the perfect walks. Situated within easy reach of the town centre, residents can enjoy a plethora of shops, restaurants, local schools, pubs, Beccles lido and supermarkets, catering to their everyday needs. Gillingham village benefits from two pubs within walking distance, a nearby marina to moor your boat and various options for stabling horses.

The town's local bus station provides seamless transportation to nearby destinations like Lowestoft, Norwich, and the quaint villages dotted around the area. With the Waveney River flowing through its heart, Beccles presents picturesque views and delightful scenic walks. The local train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick within easy driving distance, making it an appealing and captivating place to call home.



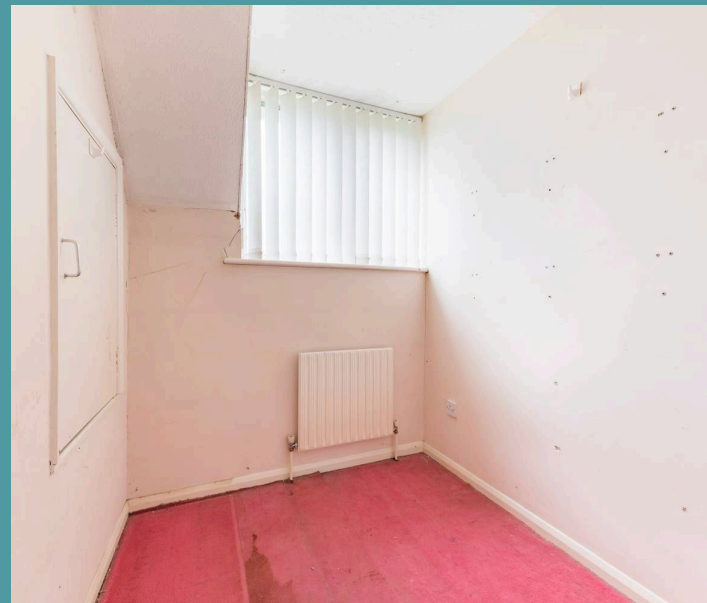
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Gillingham, Beccles

Stepping into the property, you are greeted by a spacious sitting room that provides a warm and inviting ambience, ideal for both relaxation and entertainment. The kitchen is a blank canvas, ready for you to make your own, depending on your own preferences and style. A light-filled conservatory provides a versatile space, that allows you to enjoy the outdoors within the comfort of your own home. With the potential to extend at the rear of the property, subject to the necessary planning permissions, this property offers customisation and expansion to accommodate your lifestyle needs.

Venturing upstairs, you will find three well-appointed bedrooms, each designed to offer comfort and privacy. The third bedroom has the option to be a home office, dressing room or playroom, to adapt to your daily routine. A family bathroom completes the upper level, comprising of a three piece suite.

Externally, you will find maintained front and rear gardens, that are primarily laid to lawn with shrubbery and hedging. There is plenty of space for a summerhouse, greenhouse or timber shed, for storing garden equipment and tools. The rear garden is fully enclosed so you can enjoy in seclusion. An extensive driveway provides ample off-road parking, whilst the garage offers storage options.





## 47 Hemmant Way

Gillingham, Beccles

Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - Oil.

Council Tax Band: B

- No onward chain
- Semi-detached residence down a quiet cul-de-sac in Gillingham
- Perfect first home or investment purchase
- Full of potential to adapt to your own preferences and style
- Opportunity to extend at the rear subject to planning permission
- Spacious sitting room and a light-filled conservatory for relaxation and entertainment
- Kitchen that is a blank canvas ready for you to make your own
- Three bedrooms and a family bathroom
- Maintained front and rear gardens, a driveway providing ample off-road parking and a garage for storage options
- In close proximity to beccles, offering a wide range of amenities including shops, a train station, healthcare facilities and bus routes



Ground Floor  
653 sq.ft. (60.7 sq.m.) approx.

1st Floor  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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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