



# THE BUNGALOW

WATERLOO GILLINGHAM, BECCLES, NR34 0EG



Positioned within a highly desirable enclave and enjoying enviable views across the surrounding countryside, this impressive home occupies a generous and mature plot, offering both space and privacy in equal measure.

The property welcomes you into a practical lobby with storage cupboard, leading through to a central hallway with stairs rising to the first floor. The heart of the home is an exceptional open-plan living space with striking vaulted ceilings, creating a wonderful sense of light and volume. Thoughtfully arranged into three distinct areas, this sociable space comprises a beautifully designed kitchen with central island, a defined dining area, and a cosy sitting room featuring an exposed brick fireplace with wood-burning stove. From the sitting area, doors open into a delightful garden room, perfectly positioned to enjoy views over the rear garden. There are three bedrooms on the ground floor. The principal bedroom benefits from direct access to the garden, a comprehensive range of built-in wardrobes, and a stylish ensuite shower room. The remaining bedrooms are served by a contemporary family bathroom, elegantly appointed with a double ended bath and separate shower. To the first floor is a superb and versatile space, ideal as a fourth bedroom, home office, studio, or

additional reception room. This room enjoys charming views across the garden and open countryside beyond. Externally, the property sits within a mature plot extending to approximately 1.33 acres (stms), incorporating a driveway providing ample parking, a garage, established gardens, and a pond - a truly idyllic setting.

#### SERVICES

Mains electric, air source heating and private treatment plant. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

#### TENURE

Freehold.

#### VIEWING

Strictly by appointment with the agent's Beccles Office.

#### LOCAL AUTHORITY

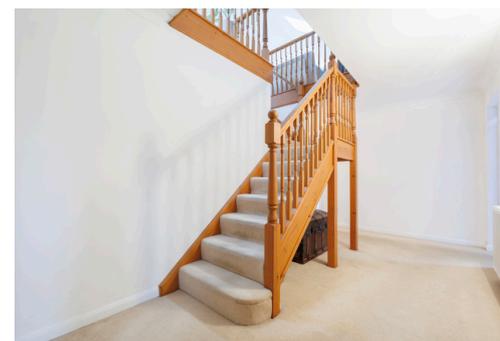
South Norfolk Council. Council Tax Band - D



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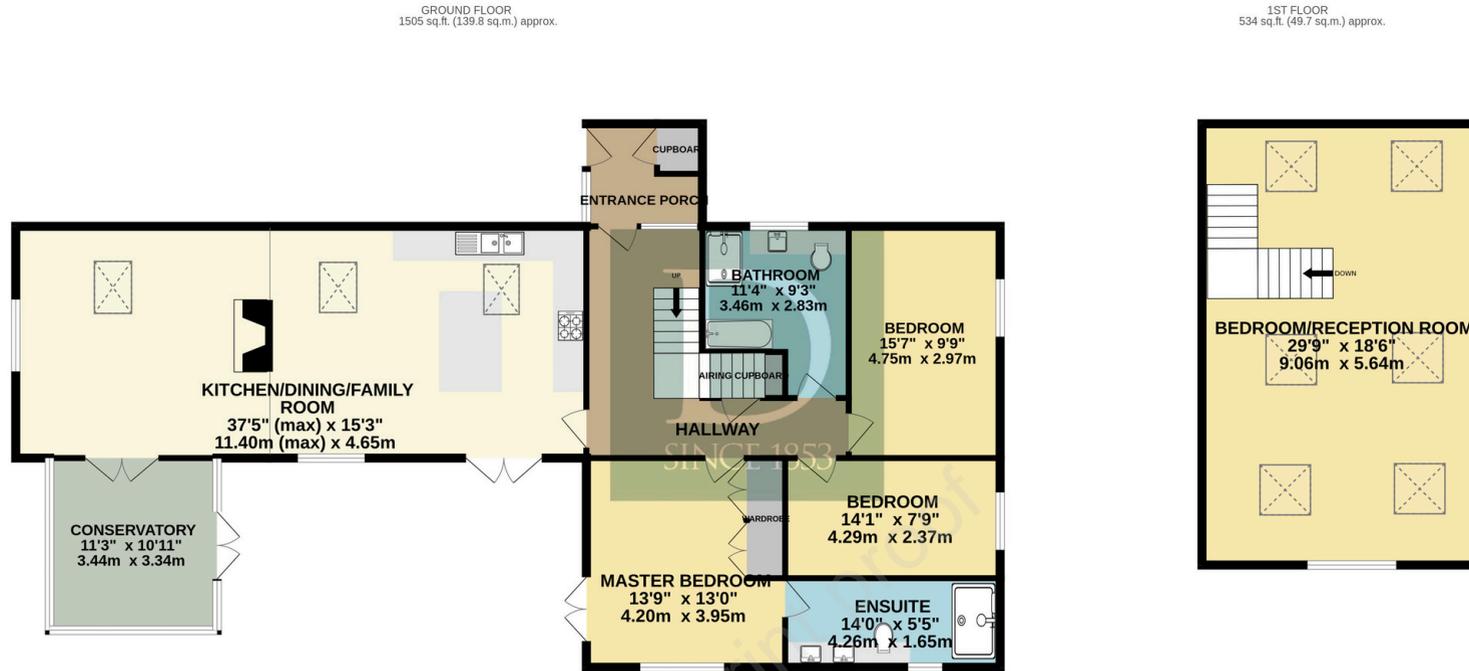
SET IN 1.33  
ACRES STMS





The Bungalow

## FLOOR PLAN



TOTAL FLOOR AREA : 2039 sq.ft. (189.5 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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### CONTACT US

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