



BRYNDALE

WATERLOO ROAD, GILLINGHAM, BECCLES, NR34 0EG



Tucked away within a sought-after enclave, this charming semi-rural bungalow occupies a mature and private plot, offering a wonderful opportunity for a new owner to modernise and create a truly special home.

The property is approached via an entrance hallway, which extends towards the rear where you'll find a useful utility area and shower room. This section of the home is thoughtfully set apart from the main living space and benefits from direct access to the rear garden.

Returning to the main hallway, a door leads into the kitchen/ breakfast room, which in turn connects to an inner hallway. The sitting room enjoys a pleasant front aspect and flows seamlessly into a delightful garden room, providing attractive views over the surrounding gardens.

To the rear of the property, three well-proportioned bedrooms overlook the garden and are served by a family bathroom complete with a separate shower enclosure.

Externally, Bryndale is set well back from the road and accessed via a gated driveway leading to a double garage. The garage also incorporates a practical office space, ideal for home working. The bungalow sits centrally within its plot, surrounded by established gardens on all sides, offering both

privacy and potential for further enhancement.

SERVICES

Mains electricity and water are connected, heating is by oil fired central heating system and drainage is to a septic tank. (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 District Council.
Council Tax Band – D

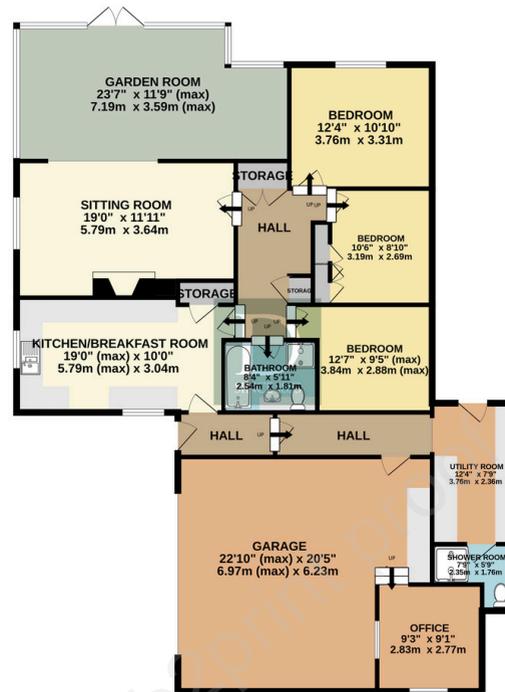




NO ONWARD
CHAIN

FLOOR PLAN

GROUND FLOOR
1849 sq.ft. (171.8 sq.m.) approx.



TOTAL FLOOR AREA: 1849 sq.ft. (171.8 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 misstatement. 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 is given as to their operability or efficiency can be given.
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