



2 Forge Grove, Gillingham

Beccles



Minors & Brady

2 Forge Grove

Gillingham, Beccles

Some homes offer an immediately appealing way of living, and this Grade II listed mid-terrace in Gillingham does so through its blend of character, practical everyday spaces and genuine future potential. Set along a quiet cul-de-sac close to Beccles, it features a bright open-plan living/dining room with a wood burner and sliding doors to the garden, a kitchen with a pleasant outlook, and a useful ground-floor store/passage currently used as a utility area. Upstairs, three bedrooms provide flexibility for work, rest or hobbies, supported by a family bathroom and separate WC. The garden adds real lifestyle value, with space for outdoor dining, established planting, a vegetable patch and a generous timber shed/workshop. With approved planning permission already in place for a two-storey rear extension to create a larger kitchen/diner and an additional bedroom, it offers both comfort now and exciting scope for the future, an appealing opportunity for buyers looking for a home that supports everyday life and the next chapter ahead.

Agents Notes

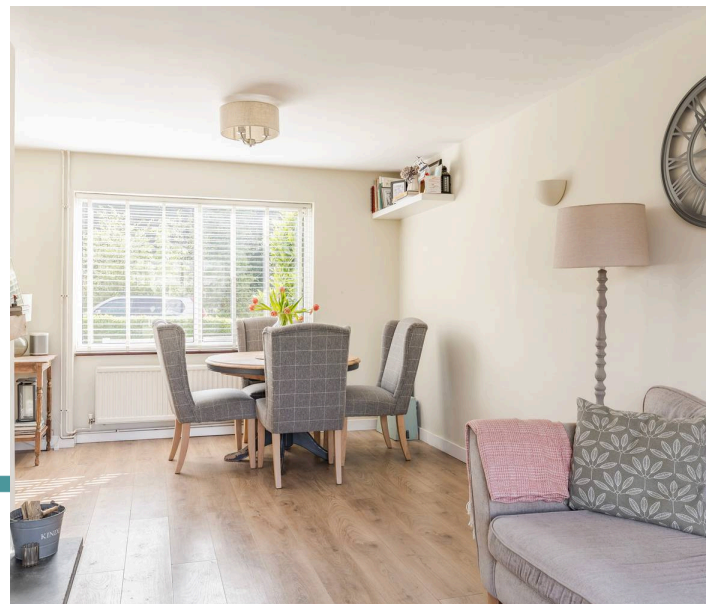
Freehold

Connected to mains water, electricity and drainage.

Oil central heating system.

On-street parking (Minors & Brady are unable to verify the parking).

Please note that the property is grade II listed.

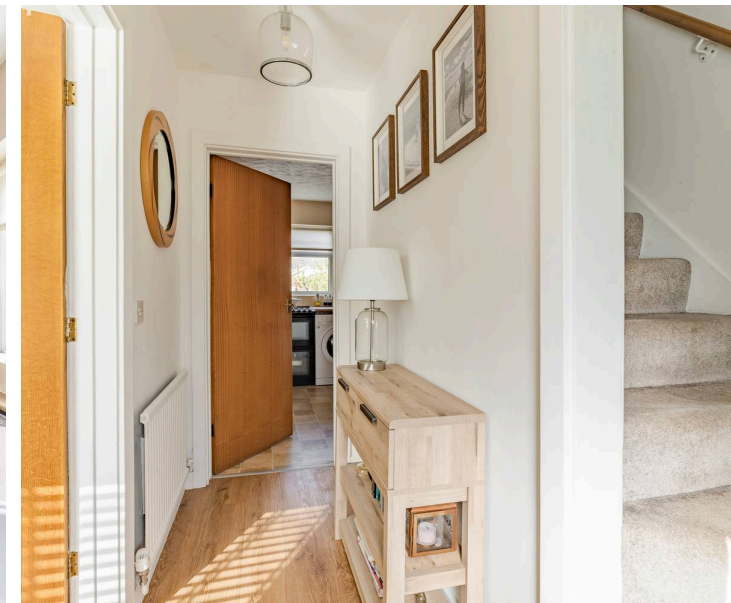
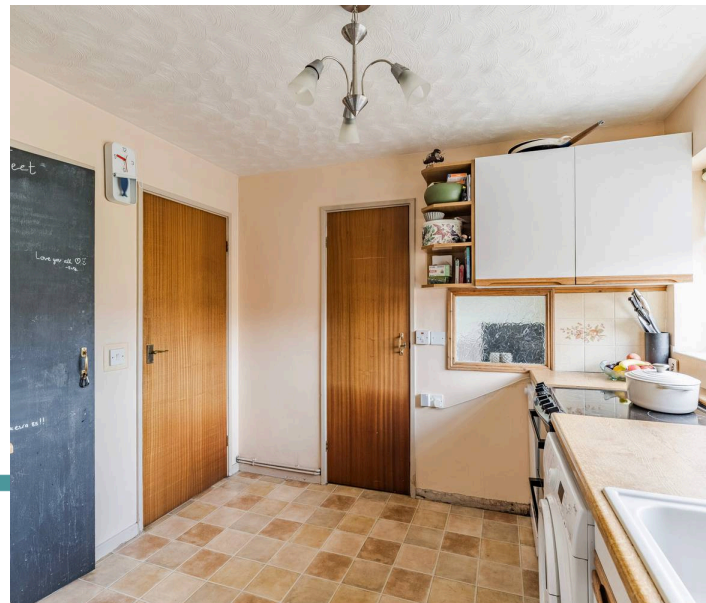


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Gillingham, Beccles

- Grade II listed mid-terrace residence located down a residential cul-se-sac in the Norfolk village of Gillingham, Beccles
- Approved planning permission for a two-storey rear extension, creating an open-plan kitchen/diner and an additional bedroom (Ref PP-14301881)
- Open-plan living/dining room accentuated by a cosy wood burner and sliding doors that open out to the patio, creating an effortless flow for everyday living and hosting
- Kitchen is fitted with units, a freestanding oven, plumbing for a washing machine and under-counter areas for your appliances, with a large window overlooking the garden
- Ground-floor benefits from a store/passage that is currently used as a utility room/storage, with access directly from the front of the property, to the rear garden
- Three bedrooms offering comfort and privacy, with the flexibility to have a home office, dressing room or nursery
- Family bathroom with a modern two-piece suite, along with a separate WC
- Beautifully presented garden showcasing a patio for seating, a laid to lawn, established beds, a vegetable patch and a large timber shed/workshop
- Kerb appeal with a well-maintained front garden and on-street parking
- Easy access to the market town of Beccles, offering a wide range of shops, schools, transport links, restaurant's and cafes



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Gillingham, Beccles

Gillingham

Forge Grove sits on the quieter side of Gillingham, a small South Norfolk village just a couple of minutes from the Suffolk border and only about a mile from Beccles, making it ideal if you want village calm without losing quick access to a proper market town. The setting is residential and green, with footpaths, open countryside and the River Waveney all close by. Day-to-day essentials are easy to reach: Beccles provides the nearest full-size supermarkets, including Tesco and Morrisons, while local convenience shops sit along the main routes into town. The Swan Motel on Loddon Road is the nearest pub, offering food, drinks and a relaxed spot within walking distance.

Families are served by schools in the Beccles area, with Gillingham St Michael's Primary in the village and secondary options in Beccles itself. Transport links are straightforward, the A146 runs just outside the village for direct routes to Norwich and Lowestoft, and Beccles railway station connects you along the East Suffolk Line. The overall lifestyle here is easygoing: quiet streets, countryside on the doorstep, and a short hop to Beccles for cafés, shops and community life.



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Gillingham, Beccles

Set along a quiet residential cul-de-sac in the Norfolk village of Gillingham, this Grade II listed mid-terrace home offers character, comfort and the rare advantage of approved planning permission for a two-storey rear extension. The proposed plans would create a generous open-plan kitchen/dining space and an additional bedroom, giving the next owner the opportunity to shape the property to suit future needs.

The entrance hall immediately introduces the calm, bright feel that runs throughout the house. From here, the open-plan living/dining room forms the heart of the home. A wood burner brings a welcoming focal point, while sliding doors open directly onto the patio, allowing the garden to become part of the everyday living space. It is a layout that works equally well for relaxed evenings or hosting family and friends.

The kitchen sits to the rear, fitted with practical units, a freestanding oven, plumbing for a washing machine and under-counter space for further appliances. A large window frames views across the garden, giving the room a pleasant outlook and plenty of natural light. On the ground floor there is also a useful store/passage, currently arranged as a utility and storage area. With access from the front of the property through to the rear garden, it adds valuable flexibility.



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Upstairs, three bedrooms provide comfortable accommodation with scope to adapt the layout to suit different lifestyles. Whether used as sleeping spaces, a home office, dressing room or nursery, each room offers privacy and versatility. A family bathroom with a modern two-piece suite sits alongside a separate WC, keeping the first floor practical and well organised.

The rear garden is a highlight, arranged to offer both enjoyment and productivity. The patio provides space for outdoor seating, while the lawn, established planting and vegetable patch create an appealing setting for those who enjoy spending time outside. A large timber shed/workshop offers excellent storage or hobby space. To the front, the property is approached via a well-kept garden, and on-street parking is available.

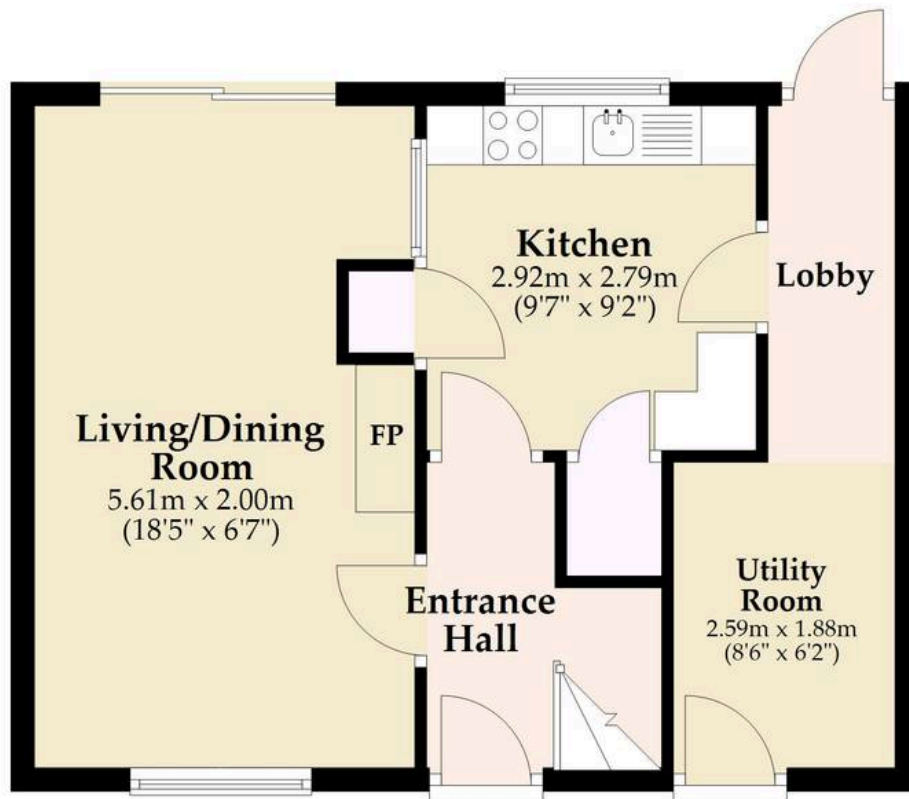
This is a home that brings together period character, everyday comfort and exciting potential for future enhancement. With its village setting, proximity to Beccles and the benefit of approved plans for expansion, it presents an appealing opportunity for buyers seeking a property with both charm and room to grow.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

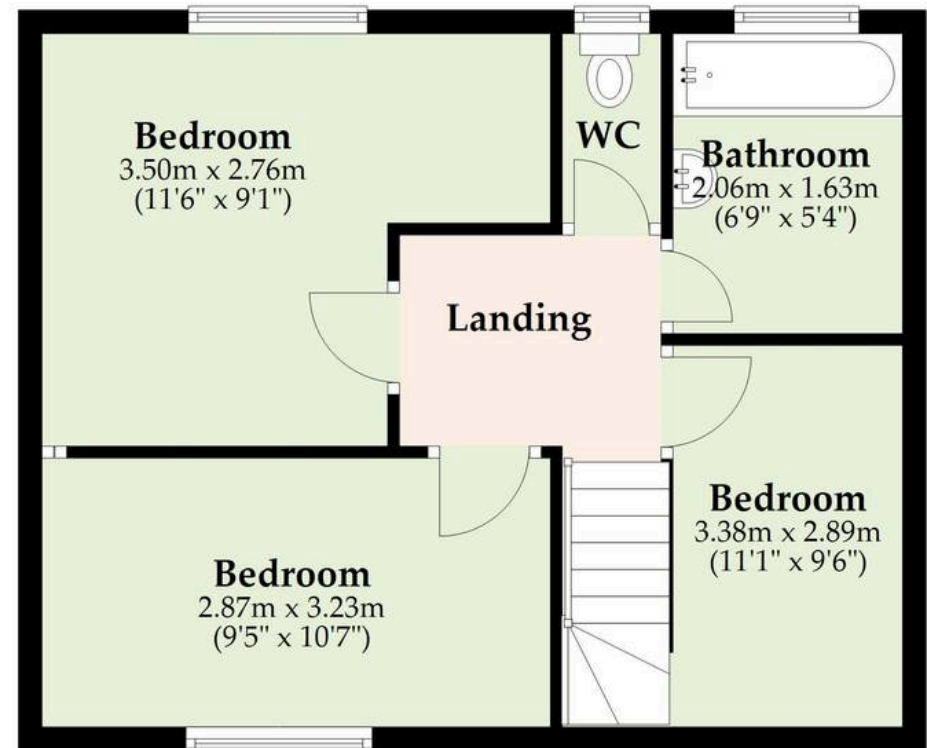
Ground Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.7 sq. feet)



Total area: approx. 75.9 sq. metres (816.8 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Minors & Brady
Your home, our market

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