



'Charming Single Storey Home'  
Bedingfield, Suffolk | IP23 7QE

# WELCOME



An absolutely charming, spacious bungalow on a generous plot. This four-bedroomed property has a great layout and includes separate dining and living spaces. This lovely home sits in the middle of the plot, which is around an acre (sts). Modern living in a delightful village and a countryside setting.







- Commodious Bungalow
- Charming Rural Setting
- Four Comfortable bedrooms
- Family Bathroom and En Suite
- Light and Airy Sitting Room
- Spacious Dining Room
- Large Kitchen Breakfast Room
- Utility Room and Store
- Generous Garage and Workshop Building
- Around and Acre of Garden (sts)

Let us explore within

The bungalow was built approximately in the late 1960's early 1970's It was originally the site of a barn until it was developed into the spacious house that it is today.

'This really is the 'good life'', is how the current owners describe the property. 'We love the fact that the home sits in the middle of the plot and that there is lots of space all around the house.' 'This is a farming area, and we came here to enjoy countryside living.'

The large hallway really is inviting with plenty of space to welcome friends and family and from here all rooms can be accessed. The sitting room has a triple aspect and an open fire. It is a room with many wonderful views.

The dining room, currently used as a fifth bedroom is spacious and has views to the side of the property. The large kitchen breakfast area will comfortably seat half a dozen people for meals and has a centrepiece Aga. There is access to the utility room where there is an additional cooking oven and sink and spaces for appliances.

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











The bedrooms are of a good size and all have fitted wardrobes. The master bedroom has an en suite bathroom and another of the bedrooms has a sink. The family bathroom and the cloakroom are additional facilities available in this very well laid out property.

#### Stepping outside

The wildlife is great here. 'We have deer, rabbits, and lots of birdlife and love the sights and sounds of the countryside all around us.' 'The garden envelops the whole property, and you can chase the sun around it all day.'

The gardens have been designed with zones and areas to sit and relax and to enjoy the plants and trees and wildlife all around you. The large patio at the rear has a small pond and two rose gardens. The lawned areas are bordered with hedges, trees and shrubs. There are some glorious oak trees and there is a wide range of fruit trees too, including pear, apple, quince and plum to name but a few.

The gardens are not overlooked and the sweeping drive leads to a larger gravelled area where you can park several cars. There is also a double garage with two great sized workshops or stores at the rear and a separate single garage.

You are spoiled for space here.

#### Locally

The countryside walks are amazing here. 'There is a wonderful village community feeling and it has been great to connect with people!' We are so lucky to have access to Debenham in one direction or Eye and Diss in the other. There is a main line train station at Diss that connects London and Norwich (Approximately 90 minutes journey time from Diss to London Liverpool Street Station). The village has a village hall and a church. It is set in a beautiful rural location and enjoys the sights and sounds of the Suffolk countryside.

Shopping and leisure facilities are nearby in the towns that surround the village. This is a great place to live and enjoy the 'Good Life'.



# AGENTS NOTES



A bungalow in the centre of a large plot with great views and set in a wonderful Suffolk village, countryside location. What more could you want?

## Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band F

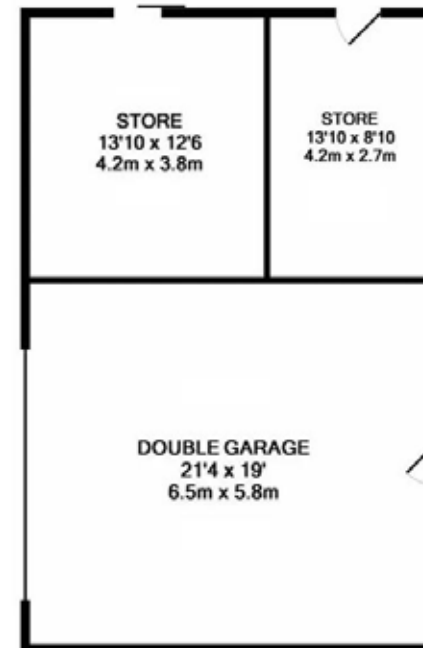
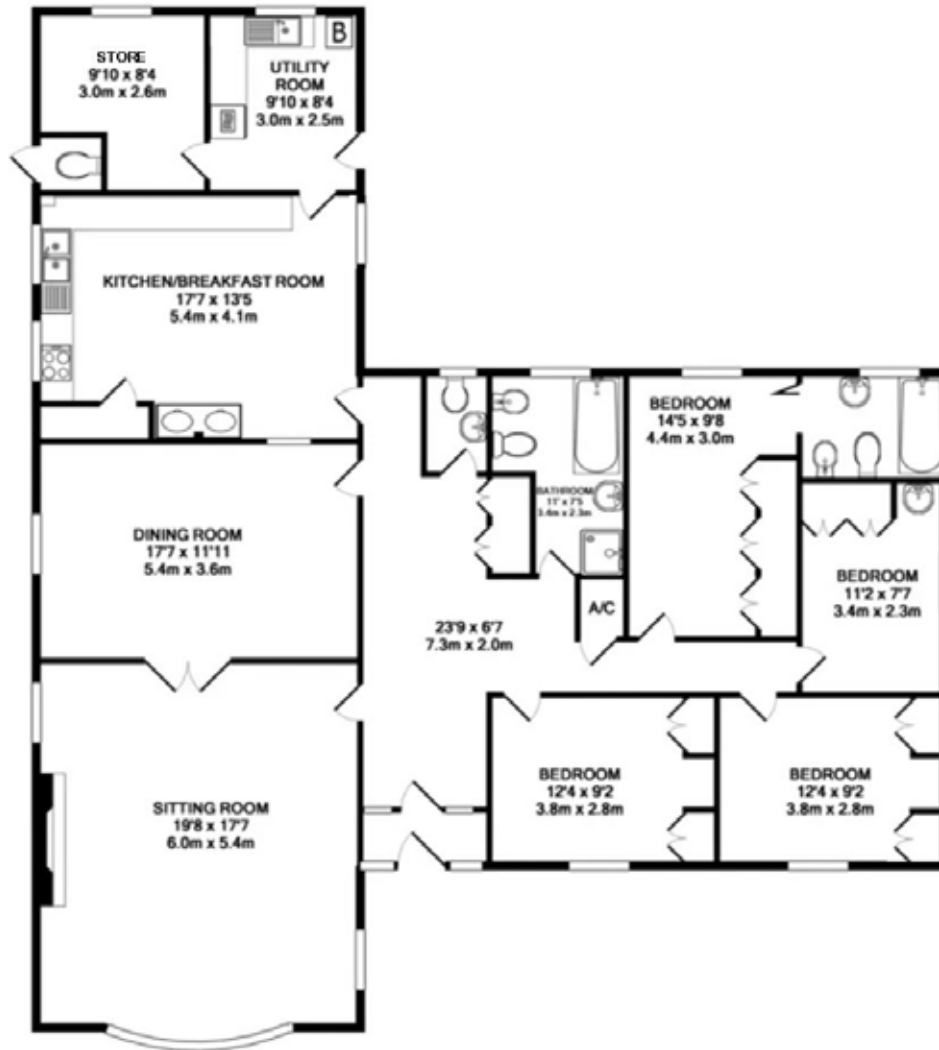
Services: Mains Electricity & Water, Private Drainage - Oil Fired Central Heating.

Directions: From Diss take the 1066 towards Scole, at the roundabout take the 3rd exit and continue on the A140 to the next roundabout taking the 2nd exit signposted Ipswich, Eye, Stradbroke A140. Continue on the A140 and take the left turn to Eye on the B1077. Follow this road through the town of Eye, on through the village of Occold and into Bedingfield. In Bedingfield with the church on your left turn left and then immediately right into Hall Road, the property will be found a short way along the road on the left hand side.

What 3 Words Location - “protrude, steam, test”

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	70   C
39-54	E		
21-38	F		
1-20	G		

Property - DIS4160  
Approx. Internal Floor Area - 1818 Sq ft / 168.9 Sqm  
Approx. Internal Floor Area of Garage/Workshop - 702 Sqft / 65.2 Sqm



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