



Mill Lane, Bedingham, Bungay (Close to Hempnall)

Guide Price £390,000 Freehold

Energy Efficiency Rating : D

- ✓ Detached Chalet Bungalow
- ✓ Approx. 0.2 Acre Plot (stms)
- ✓ Stunning South Facing Gardens
- ✓ Open Plan Sitting/Dining Room
- ✓ Kitchen/Breakfast Room
- ✓ Two Double Bedrooms
- ✓ Potential for En Suite/3rd Bedroom
- ✓ Gated Driveway & Garage

To arrange an accompanied viewing please call our Bungay Office on 01986 490590

**STARKINGS
&
WATSON**



NO CHAIN. Occupying a RURAL VILLAGE LOCATION, this DETACHED CHALET BUNGALOW offers STUNNING SOUTH FACING GARDENS, with a plot approximately 0.2 ACRES (stms). With a gated shingle driveway approaching the property, a useful TANDEM GARAGE can be found, and garden room/studio. Walking through the MATURE GARDENS, steps lead to the COVERED VERANDA and seating area. The view from the front of the property is simply STUNNING! Entering the property, a generous RECEPTION HALL greets you, with views up to the GALLERIED LANDING. The accommodation comprises 21' SITTING ROOM with patio doors to front, cloakroom, KITCHEN/BREAKFAST ROOM, and UTILITY ROOM to the ground floor. The first floor offers the family bathroom, and TWO BEDROOMS including the 21' MASTER BEDROOM, with potential to create a third bedroom and en suite.

LOCATION

Situated in Bedingham, a sought after South Norfolk village, various local amenities exist, including the village shop, church, village hall, public house & primary school - in the neighbouring village of Woodton. With the town of Bungay only a few miles away, and offering a good range of everyday amenities including a variety of shops, leisure centre, schools and restaurants. Bedingham is perfect for those needing good access to Norwich, Bungay and Diss, but seeking a rural location.

DIRECTIONS

You may wish to use your Sat-Nav (NR35 2NT) but to help... Upon leaving Poringland continue on the B1332 towards Bungay, passing through Brooke and into the village of Woodton. Turn right onto the Hempnall Road, and left onto Triple Plea Road. Follow the road to the right, where Mill Lane can be found on your right hand side. Following up the track, the property can be found on the right hand side.

A set of double timber five bar gates open up to a shingle driveway, providing ample off road parking, and access to the tandem garage.

uPVC obscure double glazed entrance door to:

RECEPTION HALL

11' 11" x 8' 1" (3.63m x 2.46m) Offering a vaulted ceiling and views to the galleried landing whilst being finished with a fitted carpet, radiator, telephone point, uPVC double glazed window to front, stairs to first floor galleried landing, dado rail, doors to:

SITTING/DINING ROOM

21' 6" x 16' (6.55m x 4.88m) Feature open fireplace set within a marble and timber surround with marble hearth, uPVC double glazed sliding patio doors to front veranda, uPVC double glazed window to rear, radiator x3, wall lighting, television point, coved ceiling.



CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under, tiled splash backs, fitted carpet, cloaks storage space, alarm control panel, radiator, coved ceiling with extractor fan.

KITCHEN/BREAKFAST ROOM

22' 11" x 9' 8" (6.99m x 2.95m) Fitted range of wall and base level units with complimentary rolled edge work surfaces, and inset one and a half bowl ceramic sink and drainer unit with mixer tap, tiled splash backs, space for electric cooker with extractor fan, wood effect flooring, space for fridge freezer, under cupboard lighting, glazed display cabinets, spacer for breakfast table, radiator, uPVC double glazed dual aspect window to front and rear, dado rail, television point, uPVC double glazed door to side, coved ceiling, door to:

UTILITY ROOM

8' 7" x 5' 10" (2.62m x 1.78m) Complimentary rolled edge work surface with inset stainless steel sink and drainer unit, tiled splash backs space for dishwasher and washing machine, floor standing oil fired central heating boiler, vinyl flooring, built-in airing cupboard with hot water tank and storage shelving, uPVC double glazed window to rear, electric fuse box, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, dado rail, vaulted ceiling to the reception hall below, coved ceiling, doors to:

DOUBLE BEDROOM

21' 6" x 16' 5" Max (Some Restricted Height) (6.55m x 5m) This spacious bedroom offers huge potential, with the possibility of creating an en suite or third bedroom (stp). Fitted carpet, radiator x2, uPVC double glazed window to front x2, fitted range of bedroom furniture comprising double wardrobe x3, matching sideboards and bedside cabinets, and dressing table, eaves storage access, coved ceiling.

FAMILY BATHROOM

White three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer tap and thermostatically controlled shower tiled walls and flooring, wall lighting, heated towel rail, radiator, built-in storage cupboard, uPVC obscure double glazed window to rear, extractor fan, coved ceiling.

DOUBLE BEDROOM

13' 7" x 9' 8" Max (Some Restricted Height) (4.14m x 2.95m) Fitted carpet, radiator, uPVC double glazed window to front built-in double wardrobes x2 and adjacent storage cupboard, eaves storage access, television point, coved ceiling with loft access hatch.







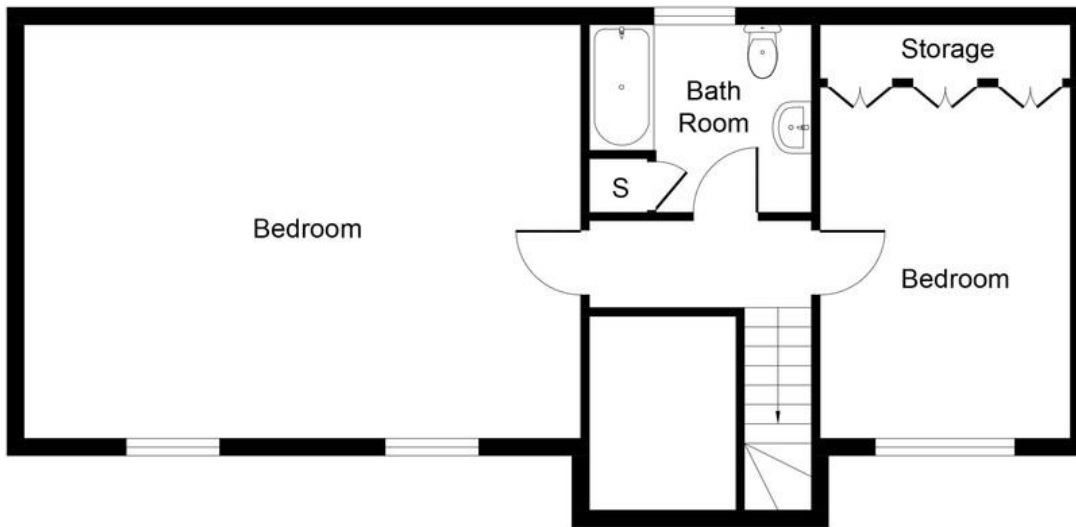
OUTSIDE

The property sits towards the rear of its plot measuring approximately 0.2 acre (stms). The main garden boasts a south facing aspect, and is well stocked with a vast array of mature planted borders, trees and shrubbery. From the front door, a unique covered veranda seating area offers the ideal space to dine alfresco, with patio doors leading from the sitting room, enjoying stunning views across the garden. To the side of the property a working garden can be found, whilst to the opposite side, a timber shed and oil tank are located, then leading down the slope or via the steps, the garden opens up, with a feature pond and timber built garden room/studio.

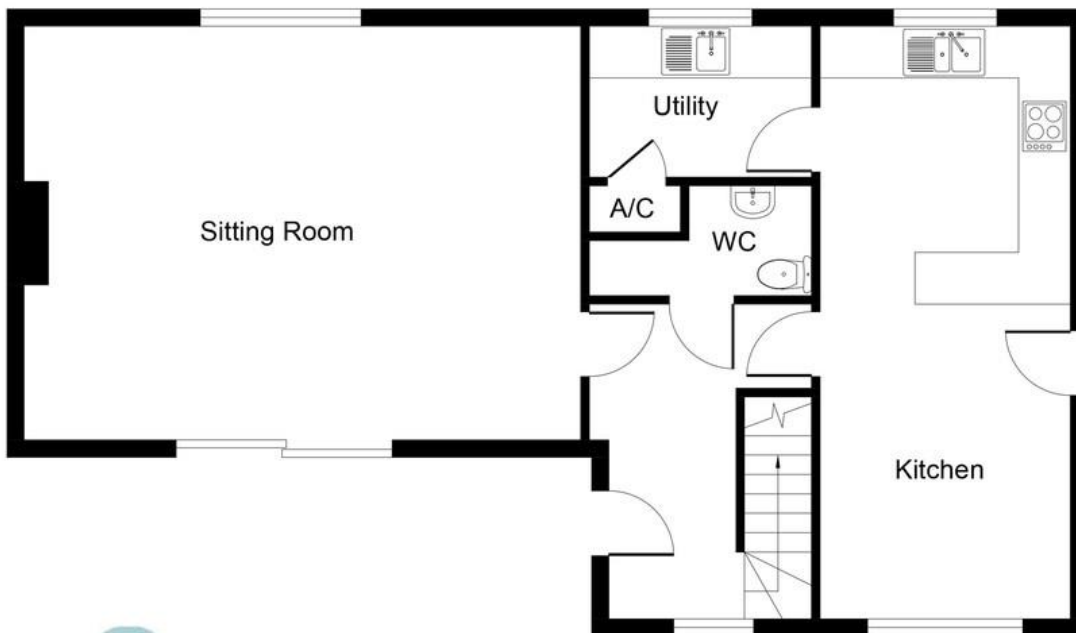
GARAGE

33' 8" x 7' 9" (10.26m x 2.36m) Double doors to front, door and window to side, power and lighting.





First Floor
Approximate Floor Area
670 sq.ft
(62.24 sq.m)



Ground Floor
Approximate Floor Area
775 sq.ft
(71.99 sq.m)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements