



Mill Lane, Bedingham, Bungay

Guide Price £530,000 - £550,000 Freehold

Energy Efficiency Rating : E

- ✓ Semi-Detached Cottage
- ✓ Sought After Village Location
- ✓ Abundance Of Character Features
- ✓ Accommodation of 1600 Sq ft (stms)
- ✓ Main Reception with Wood Burner
- ✓ Two Further Receptions & Study
- ✓ Four Bedrooms
- ✓ Cottage Style Garden & Parking

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

**STARKINGS
&
WATSON**



This ATTRACTIVE SEMI-DETACHED COTTAGE set within the SOUGHT AFTER VILLAGE of BEDINGHAM has been improved and extended over the years, offering an ABUNDANCE of ORIGINAL CHARACTER FEATURES with INGLENOK FIREPLACE, WOOD BURNER, EXPOSED FLINT WALLS and EXPOSED timber BEAMS. The accommodation is more generous than first meets the eye, offering approximately 1600 sq ft (stms) internally. Approached via a private driveway and across the STUNNING COTTAGE STYLE GARDEN to the front with ample OFF ROAD PARKING, the internal accommodation comprises a hall entrance leading to the cloakroom and useful BOOT ROOM, a 21' OPEN PLAN KITCHEN/DINING ROOM, dining room with INGLENOK, separate sitting room with WOOD BURNER and additional study. You will also find a utility space completing the ground floor. On the first floor there are THREE DOUBLE BEDROOMS and a further single as well as a MODERN FAMILY BATHROOM. Externally, in addition to the gardens there are useful outbuildings and parking.

LOCATION

Situated in Bedingham, a sought after South Norfolk village, various local amenities including a 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. After a few hundred yards turn right onto Mill Lane a small, shingled lane where the property can be found straight ahead.

AGENTS NOTE

Buyers are advised that the driveway Mill Lane is owned by the property but is shared with neighbouring properties. The property benefits from mains services and oil fired central heating.

The property is approached via a shared shingled driveway leading to the shingled parking area and outbuildings, with gated access across main front garden leading to main entrance door.

Entrance door to:

ENTRANCE PORCH

Tiled effect flooring, floor standing oil fired central heating boiler, built-in storage cupboard, smooth ceiling with recessed spotlights, doors to:



CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin and mixer tap over, tiled splash backs, tiled effect flooring, heated towel rail, smooth ceiling with recessed spotlights, exposed brick and flint wall.

BOOT ROOM

11' x 9' 8" (3.35m x 2.95m) Fitted carpet, radiator, window to front, built-in storage cupboard, smooth ceiling with recessed spotlights and exposed timber beams.

KITCHEN/DINING ROOM

20' 6" x 17' 3" (6.25m x 5.26m) Fitted range of base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, space for Range Style electric or gas cooker, integrated dishwasher, space for American style fridge/freezer, space for dining table, tiled effect flooring, radiator x2, uPVC double glazed window to front, velux window to front, velux window to rear x4, smooth ceiling with recessed spotlights, door to:

DINING ROOM

13' 2" x 11' 8" (4.01m x 3.56m) Feature fire place wood effect flooring, radiator, uPVC double glazed window to front, telephone point, smooth ceiling with exposed timber beams, door to front and traditional main entrance porch with 2x windows to sides, doors to:

SITTING ROOM

13' 8" x 13' 3" (4.17m x 4.04m) Cast iron multi-fuel burner set within a decorative fire place, fitted carpet, radiator, uPVC double glazed window to front, television and telephone points, smooth ceiling with exposed timber beams, opening to:

STUDY

10' 8" x 5' 6" (3.25m x 1.68m) Fitted carpet, radiator, uPVC double glazed window to rear, telephone point.

INNER HALL

Fitted carpet, stairs to first floor landing, built-in storage cupboard, door to:

UTILITY ROOM

10' 7" x 5' 5" (3.23m x 1.65m) Fitted range of wall and base level units with complementary rolled edge work surfaces, space for washing machine, space for tumble dryer.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to rear, velux window to rear, smooth ceiling with exposed timber beams, doors to:

BEDROOM

10' 5" x 5' 6" (Some Restricted Height) (3.18m x 1.68m) Fitted carpet, radiator, velux window to rear.







DOUBLE BEDROOM

14' 1" x 13' 2" (4.29m x 4.01m) Fitted carpet, radiator, uPVC double glazed window to front, built-in double wardrobe, smooth ceiling with exposed timber beams.

DOUBLE BEDROOM

12' 1" x 10' 8" (3.68m x 3.25m) Fitted carpet, radiator, uPVC double glazed window to front, built-in airing cupboard.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, double shower cubicle with thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, extractor fan, tiled flooring, heated towel rail, velux window to rear, smooth ceiling with recessed spotlights.

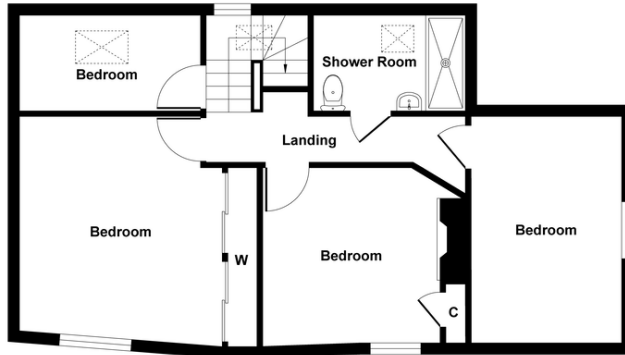
DOUBLE BEDROOM

11' 9" x 8' 8" (Some Restricted Height) (3.58m x 2.64m) Fitted carpet, radiator, uPVC double glazed window to side.

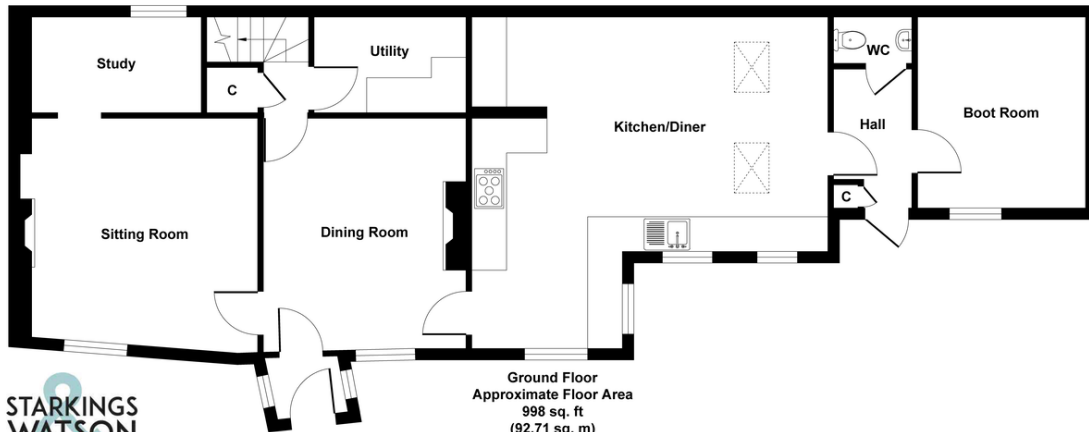
OUTSIDE

The property enjoys a cottage style garden with an abundance of mature shrubs and plants, shingled pathway and various planting borders surrounded by red brick walling. There are also brick built outbuildings found off the driveway along with a shed providing useful storage and the oil tank.





First Floor
Approximate Floor Area
600 sq. ft
(55.74 sq. m)



Ground Floor
Approximate Floor Area
998 sq. ft
(92.71 sq. m)

Approx. Gross Internal Floor Area 1597 sq. ft / 148.35 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.

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