



Puddleduck Cottage

62 Seething Road, Hedenham, Norfolk, NR35 2LG

BROWN & CO



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£590,000



DESCRIPTION

Puddleduck Cottage is a delightful attached four-bedroom family home positioned on the edge of the most sought-after village of Hedenham. The property has been subject to significant renovation and improvements since ownership began in 2014 including a notable extension in 2022, almost doubling the size of the original 17th century cottage.

The current owners sympathetically retained the character of the cottage as they carried out their improvements unveiling a wonderful fireplace and original exposed beams. Although the cottage is very modern there is a wonderful charm throughout and any buyer will no doubt enjoy the excellent range of modern fittings which have been installed.

Puddleduck Cottage is approached to the front into the porch which provides access into the central reception hall/dining room. Off the dining room is the wonderful triple aspect sitting room with log burner and access is enjoyed into a study, and out to the gardens and grounds. The kitchen breakfast room is also off the dining room and benefits from another attractive log burner, and there are a very good range of integrated appliances. Further ground

floor rooms include a utility room, shower room and cloakroom.

There are four double bedrooms and a family bathroom accessed off the main landing area. The landing area itself benefits from three Velux windows providing natural light. The principal bedroom enjoys an en-suite bath/shower room. All views enjoy charming views over the front and side of the property and distant countryside.

Puddleduck Cottage is approached from the road via a five-bar gated entrance into a shingled parking and turning area with parking offered for several vehicles. A path leads through the front gardens which are mainly laid to lawn and enjoy a kitchen garden area and greenhouse. The gardens flow around to the rear of the property where there is a very pleasant terrace ideal for dining and a further laid to lawn garden.

There is room for a double bay cart lodge subject to the necessary planning consent being forthcoming. There is a large underground water tank which collects rainwater to be used for gardening.

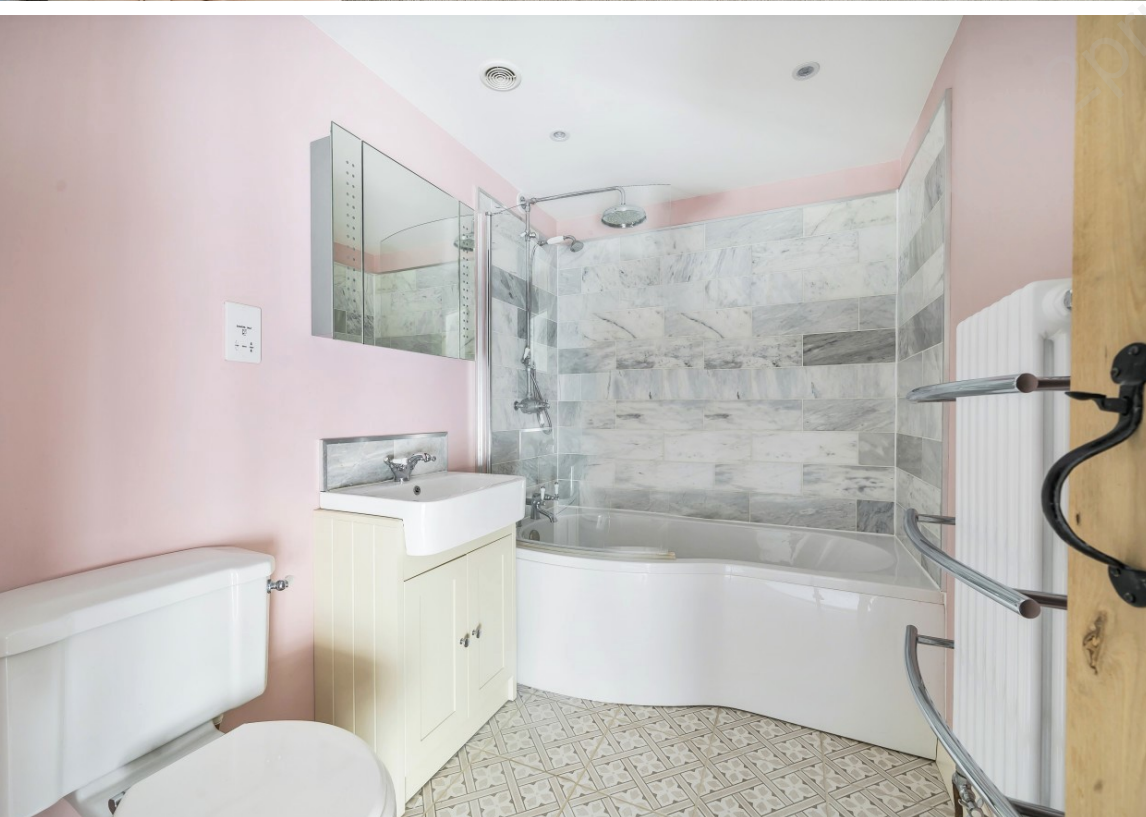
Improvements include a new heating system (part underfloor heating), full rewiring, new windows and doors, new kitchen and bathroom equipment and general redecoration throughout. The property is offered in wonderful order throughout and will be of great interest to buyers keen to acquire a characterful home with modern fittings.

Services – Oil fired central heating, mains water, mains electricity. Private drainage system.

Acreage – 0.21 acres (stms)

LOCATION

Hedenham is situated in South Norfolk, about 12 miles from Norwich, 4 miles from Bungay and about a mile from Woodton. This is an excellent opportunity to live tucked away in the South Norfolk countryside, yet within easy reach of the capital city of East Anglia and the Waveney Valley. The market town of Bungay provides excellent local shopping and transport facilities. Norwich provides a train service to London Liverpool Street and has an international airport, together with excellent schools and other amenities.



DIRECTIONS

From the top of the A146 Trowse bypass heading towards Beccles, turn right onto the B1332 towards Bungay. Travel through Poringland, Brooke and Woodton. Three quarters of a mile after Woodton you will find the Mermaid Inn on your right. Take the left turn opposite the Mermaid Inn into Church Lane. Follow Church Lane for approximately 1 mile heading past St Peter's Church. As you approach the Seething Road. The property is located on the right-hand side signposted 'Puddleduck Cottage' and you will see a Brown&Co LLP for sale board.

AGENT'S NOTES

- (1) There is a two acre field to the south which has been rented by the current owners for a number of years. More information on the rental agreement can be discussed with the selling agents, Brown&Co LLP.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

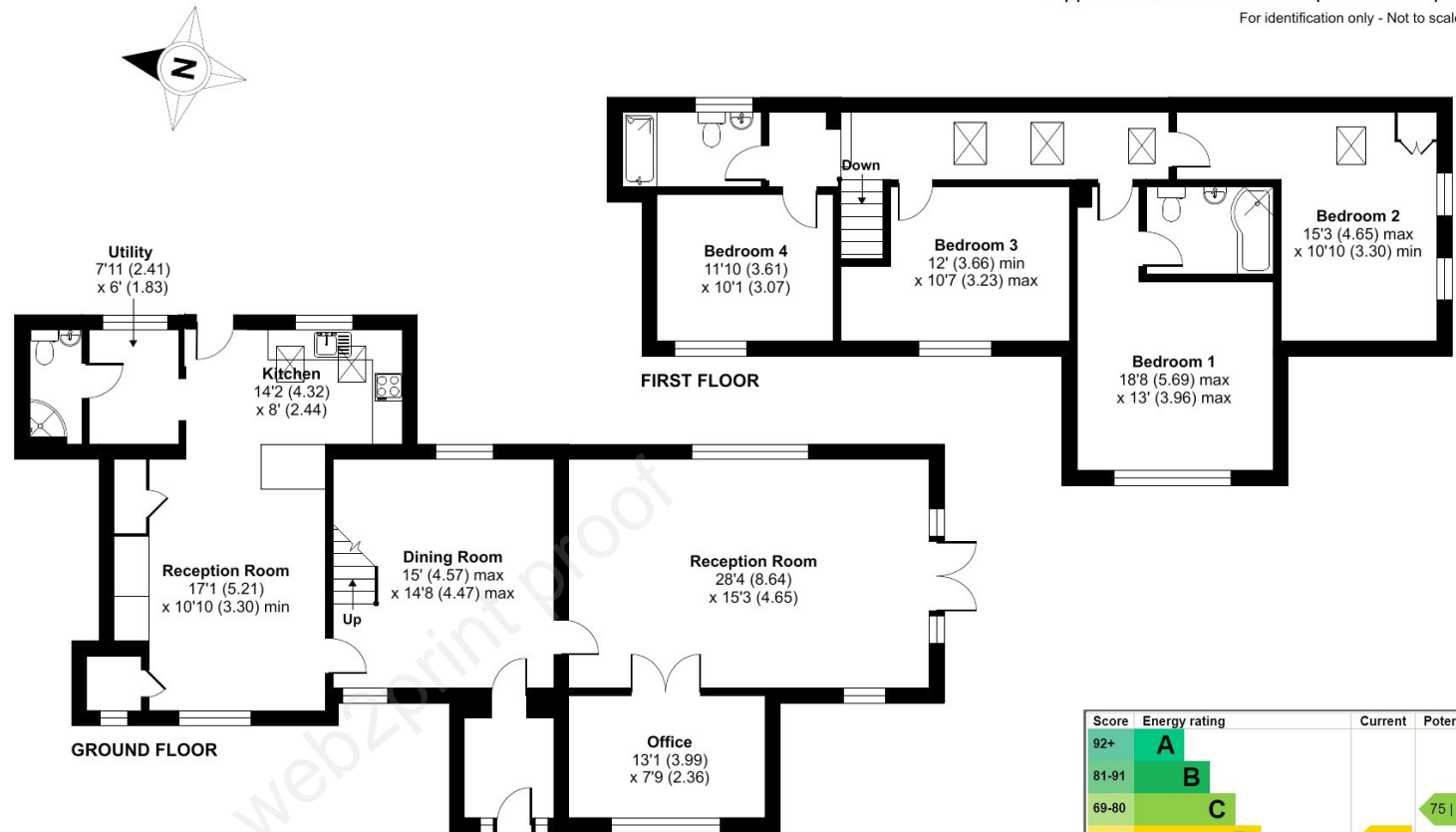
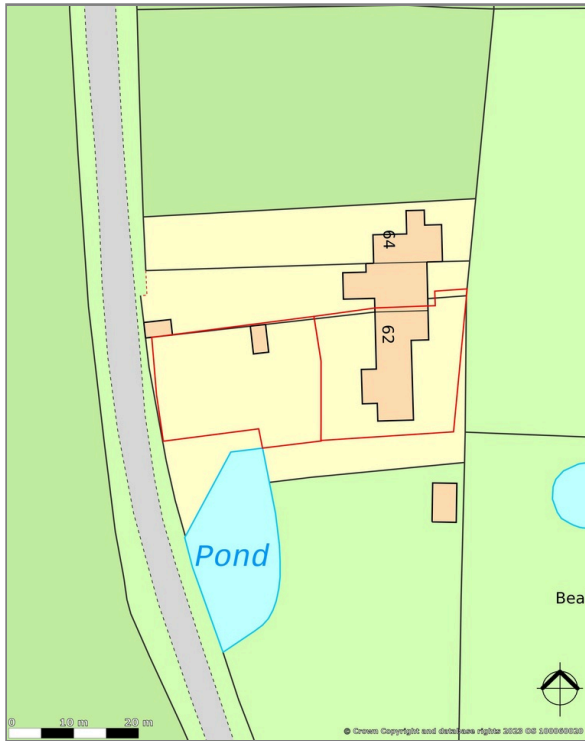
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Hedenham, Bungay, NR35

Approximate Area = 2179 sq ft / 202.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Brown & Co. REF: 944635

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	75 C
39-54	E		
21-38	F		
1-20	G		

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