



THE STORY OF

12 Jenkinsons Pightle

Bedingham, Norfolk

SOWERBYS

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12 Jenkinsons Pightle

Bedingham, Bingay, Norfolk
NR35 2DS



Open Plan Living Space

Vaulted Sitting Room

Ground Floor Shower Room and the
Ability for a Ground Floor Bedroom

Corner Plot

Walled Garden

Cul-De-Sac Location

Upgraded by the Current Sellers

Driveway and Detached Garage

Rural Walks Nearby



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“The best spot in the house is on the sofa,
by the wood-burner.”

When our sellers were looking for a property 20 years ago - to bring up their young family - space and a feeling of safety were high on the search criteria. When they found 12 Jenkinsons Pightle it worked perfectly. With a quiet cul-de-sac location, on the edge of the countryside, it made for a perfect spot for woodland walks with their dog, and a village with a great community.

The layout of the house works very well and with a ground shower room, together with the front reception room, it makes it very versatile for those requiring the

ability to create a ground floor bedroom space.

The layout was already well designed but the vendors enhanced it further with the addition of the vaulted sitting room opening to the garden. With this being off the open plan kitchen/dining/family room it makes it a perfect area for entertaining and you can imagine the whole family together for big events. The sellers have loved being in here and on the sofa in front of the wood-burner, their favourite spot.



“This has been a happy family home which has grown with us.”

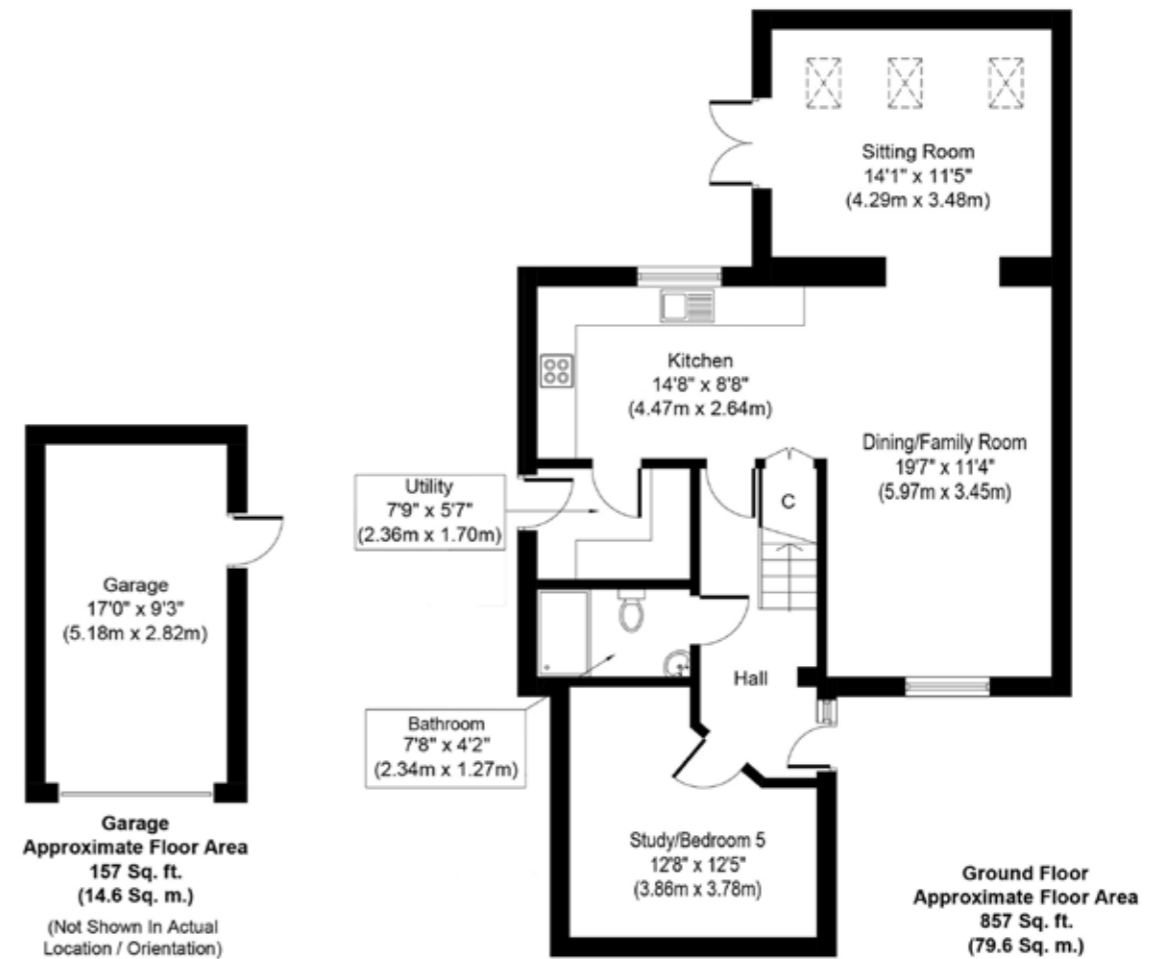
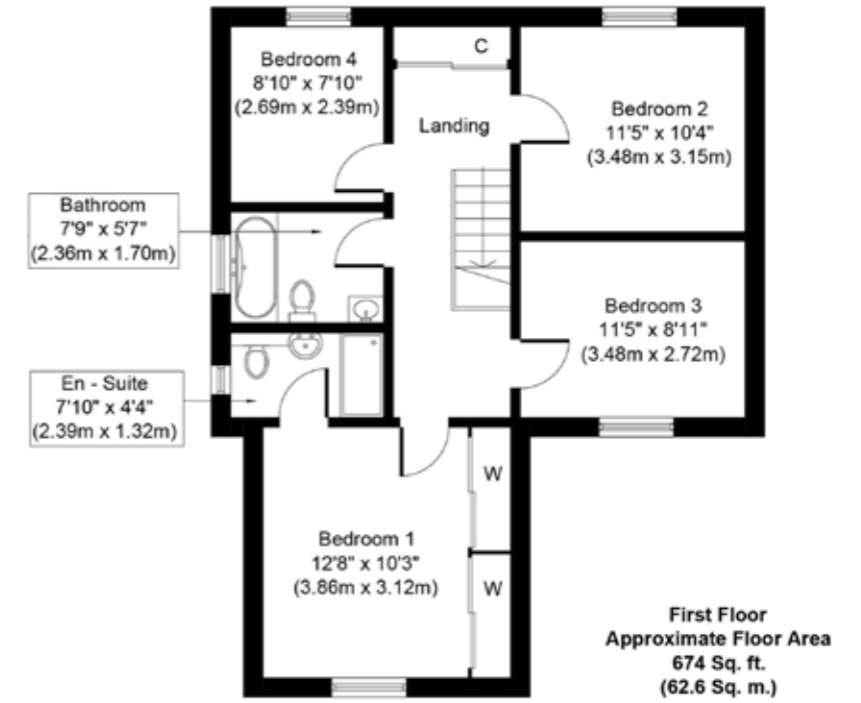


The first floor feels spacious and the vendors have upgraded the bathroom and the principal bedroom to the front, which has an en-suite. There are three more bedrooms, which one currently utilised as a home office.

On a corner plot, the house enjoys the benefit of a wide frontage within its cul-de-sac location, and has a driveway to one side in front of the detached garage.

When the children were younger, the walled garden to the rear provided a perfect place for them to play securely and now it provides a great place for barbecues. The addition of the of the sitting room has created a more sheltered area in the garden where our clients have liked to sit, relax and take in your surrounds at 12 Jenkinsons Pightle.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

Bedingham

IN NORFOLK
IS THE PLACE TO CALL HOME



A picturesque village nestled in the heart of Norfolk, Bedingham is in close proximity to both the charming town of Bungay and the historic cathedral city of Norwich.

The village offers a tranquil retreat with easy access to urban amenities and cultural attractions. With its rich history, scenic countryside, and warm community spirit, Bedingham is a hidden gem.

Surrounded by idyllic countryside setting, there are peaceful walks and cycling on your doorstep. There is also a round-tower church, which looks lovely against the backdrop of the village, Bedingham St Andrew.

Just a stone's throw away from Bedingham lies the delightful town of Bungay. Situated on the banks of the River Waveney, Bungay offers a range of attractions and amenities for visitors. Admire the magnificent ruins of

Bungay Castle, a 12th-century fortress that stands as a testament to the town's medieval past. Immerse yourself in history at the Bungay Museum, which showcases artefacts and exhibits detailing the town's heritage. Don't miss the opportunity to stroll along the vibrant market town streets, dotted with independent shops, cosy cafes, and traditional pubs.

A short drive from Bedingham will lead you to the historic city of Norwich, known for its medieval architecture, cultural richness, and vibrant atmosphere. Explore the impressive Norwich Cathedral, a magnificent Norman structure which dominates the city skyline. Wander through the charming streets of the city, home to an array of unique boutiques, art galleries, and vintage shops. Discover the city's fascinating history at Norwich Castle Museum, and when you want to head further afield, the city's main-line train station and airport offer freedom to explore beyond this lovely county...



Note from the Vendor



“We love to find coastal walks and have been well-located enough to enjoy the Southwold area.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 8487-7821-1430-6372-8996

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///opts.vowed.married

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