



Smiths Knoll, Hedenham, Bungay

£1,100 pcm - Tenancy Info

Energy Efficiency Rating : E

- ✓ Semi-Detached Home
- ✓ Wonderful Rural Location
- ✓ Close to Bungay & Easy Access To Norwich
- ✓ Two Receptions & Kitchen
- ✓ Three Ample Bedrooms
- ✓ Family Bathroom & W.C
- ✓ Generous Front & Rear Gardens
- ✓ Garage & Driveway

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





IN SUMMARY

Located within the SOUGHT AFTER RURAL VILLAGE LOCATION of HEDENHAM with easy access to the Norwich. and within close proximity to BUNGAY, is this ATTRACTIVE SEMI-DETACHED HOME with a plot of 0.25 ACRES (stms). Approached via the private shingled DRIVEWAY providing AMPLE OFF-ROAD PARKING, you will find front gardens and a GARAGE. Internally there is a central hallway with W.C, SITTING ROOM to the right, kitchen and dining room to the left, as well as a rear porch off the kitchen. On the first floor you will find a large family bathroom, TWO DOUBLE BEDROOMS and a further single bedroom. Externally, the rear garden is GENEROUS IN SIZE with fields beyond. The property benefits from uPVC DOUBLE GLAZING and OIL FIRED CENTRAL HEATING.

SETTING THE SCENE

Entering the driveway with a low level brick wall and expansive front lawns, you will find ample driveway parking on the shingled drive. To the side there is access leading to the rear garden as well as access to the garage and the main entrance door to the front.

THE GRAND TOUR

Entering via the door to the front you will find a welcoming entrance hallway with wood flooring and access to the first floor landing. You will also find a downstairs W.C and access to the sitting room and kitchen. The sitting room has dual aspect windows to front and rear, whilst the kitchen has been well fitted with

plenty of cupboard storage and an integrated electric eye level oven and grill, with electric hob and extractor fan over, and further space and plumbing for additional white goods. Beyond the kitchen there is a rear porch with water softener, and access to the rear garden and garage, whilst to the other side of the kitchen there is the separate dining room. Leading up to the first floor landing there is a comfortable double bedroom to the front with built-in cupboard, then the family bathroom with shower over the bath and built-in storage. There is a single bedroom with a feature fireplace to the rear, and the second double bedroom to the front with built-in cupboard. The integral garage houses the oil fired central heating boiler as well as space for additional white goods with an up and over door to the front.

THE GREAT OUTDOORS

The expansive rear garden offers plenty of space to enjoy and would be ideal for keen gardeners. You will find generous lawns with a pathway leading from the large paved patio to the rear of the cottage to the end of the garden. There are various planted borders with mature trees and hedging also with fields beyond the garden to the rear.

OUT & ABOUT

Hedenham is a sought after semi-rural village just off the main road linking Norwich and Bungay. Various local amenities exist within the surrounding villages, including a village shop, café, churches, village hall, public house & primary school. The closest town being Bungay which is only 3 miles away which offers a good range of independent shops and foodie destinations as well as everyday amenities including a variety of shops, leisure centre, schools and restaurants. There is also a bus stop just a few minutes walk from the property and Diss train station is approximately 18 miles away offering regular service for London Liverpool Street. Hedenham is perfect location for those needing good access to Norwich, Bungay and Diss, but seeking a rural position.

FIND US

Postcode : NR35 2LQ

What3Words : ///shudders.cards.strictly

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property benefits from private drainage via a shared septic tank managed by Anglian Water.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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