

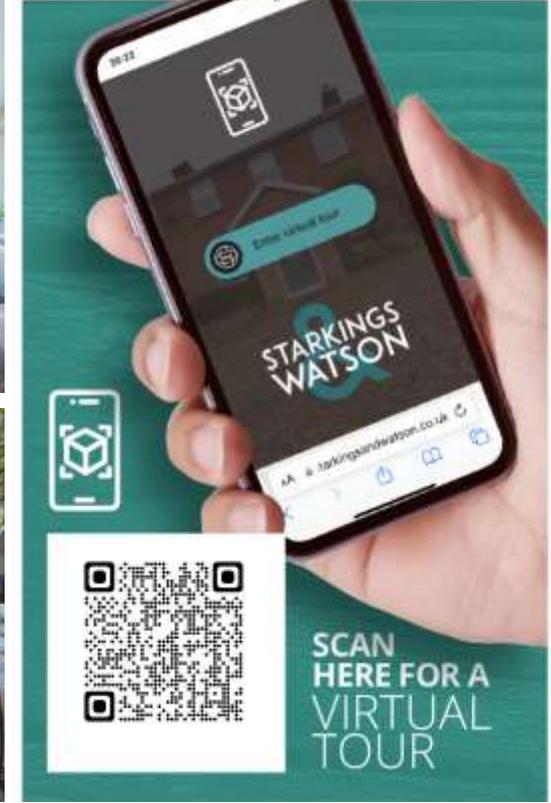
SEETHING ROAD

Hedenham, Bungay NR35 2LG

Freehold | Energy Efficiency Rating : D

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PROPERTY



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WATSON**

- Attached Family Home
- Extensively Renovated & Extended With Style
- Character Features Retained
- Three Very Generous Receptions Plus Study
- Four Ample Double Bedrooms
- Three Bathrooms
- Large Driveway & Far Reaching Field Views
- Private Plot Extending To 0.25Acres (stms)

IN SUMMARY

With a WOW FACTOR INTERIOR at almost every turn, this stunning FAMILY HOME has been upgraded with considerable works and upgrades carried out by the current owners including an EXTENSION, RE-WIRE and RE-ROOF. The property sits within a PRIVATE PLOT of approximately 0.25 Acre (stms) with plenty of PARKING and almost 2200 Sq. ft of INTERNAL ACCOMMODATION, with the original 17th Century cottage having been doubled in size. The property can be found within the RURAL VILLAGE of Hedenham (close to Bungay) with STUNNING OPEN FIELD VIEWS to the front, with the interior offering THREE GENEROUS RECEPTION ROOMS and a separate STUDY, kitchen with under floor heating, utility room and shower room - all on the ground floor. On the first floor there are FOUR DOUBLE BEDROOMS as well as TWO BRAND NEW BATHROOMS. The cottage perfectly BLENDS original CHARACTER FEATURES such as exposed brickwork and ORIGINAL FIRE PLACES, with modern convenience.

SETTING THE SCENE

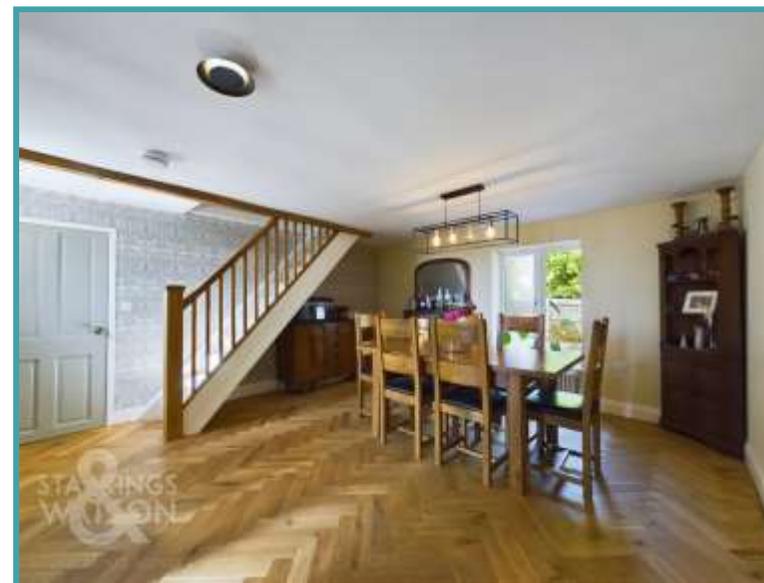
Approached from Seething Road via a five bar gate onto an expansive driveway, ample off road parking is provided. The majority of the gardens are also to the front and there is a paved pathway leading from the driveway to the covered main entrance door to the front. Within the driveway you will find a large timber shed which could easily be replaced by something more permanent such as a cart lodge (stp).

THE GRAND TOUR

Entering the house via a covered main entrance door to the front into a useful porch entrance with space for coats and shoes. Doors then open into the impressive dining room with wood flooring and stairs to the first floor landing. The main sitting room can be found to the right, a wonderful triple aspect room with double doors out onto the side garden and a brick built fireplace housing a cast iron wood burner. From the sitting room there are double doors leading into a separate study room to the front with wood flooring. To the other side of the dining room is the open plan family room and kitchen. The family room is a versatile living space which could include a table or soft furnishings, with tiled flooring and brick built fireplace. There is also a built-in storage cupboard and pantry cupboard. The kitchen has been re-fitted offering integrated dishwasher and eye level oven/grill with electric hob and extractor fan over as well as space for the fridge/freezer. There is also access to the rear garden with the utility space adjoining. The utility room offers further cupboard storage with space for the washing machine and tumble dryer. The ground floor is then finished with a shower room. Leading up to the first floor landing you will find access to all the bedrooms. To the left is a well fitted main bathroom which incorporates a shower over the bath, with double bedroom adjacent benefiting from the stunning field views to the front. Heading down the landing there is another double bedroom facing the front and then the main bedroom with en-suite bathroom. The main bedroom also faces the front so as to capture the views. The final bedroom can be found to the end of the corridor facing to the side.

THE GREAT OUTDOORS

The private and mature plot approaching 0.25 acres (stms) offers a wonderful space to be enjoyed all year round. The house sits fairly well back within the plot meaning the majority of gardens are to the front. You will find extensive planted



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borders, fruit trees, vegetable plants and shrubs within a range of raised beds. Leading round the side via a secure gate you will find side and rear lawned gardens with a raised patio to the rear of the house and a timber built wood store also. To the side there is an open hedge leading to an adjoining paddock of approx. 2 acre (stms) which the current owners rent from the local estate. Within the front garden underground you will also find a 3500L tank that collects excess rainwater from the property and stores for use in the garden.

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 2LG

What3Words : ///engages.blinks.stretcher

VIRTUAL TOUR

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

AGENTS NOTE

Buyer are advised the property has private drainage via a shared septic tank with the neighbouring properties. Improvements made to the home over the past couple of years include a large double storey extension. New oil fired central heating system with the addition of electric underfloor heating in the kitchen, utility room, shower room, bathroom and en-suite. A full rewire, newly fitted double glazed windows and doors, and two new bathrooms have been installed, The addition of the 3500 litre underground garden tank for rainwater harvesting, a complete re-roof with the addition of a damp proof course as well as a silicone based render finish requiring no maintenance.

Disclaimer: 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.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1) 2058.72 ft² 191.26 m²

Reduced headroom 90.69 ft² 8.43 m²

HYBRID ESTATE AGENTS
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