



Denton Road, Bedingham - NR35 2AU

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Denton Road

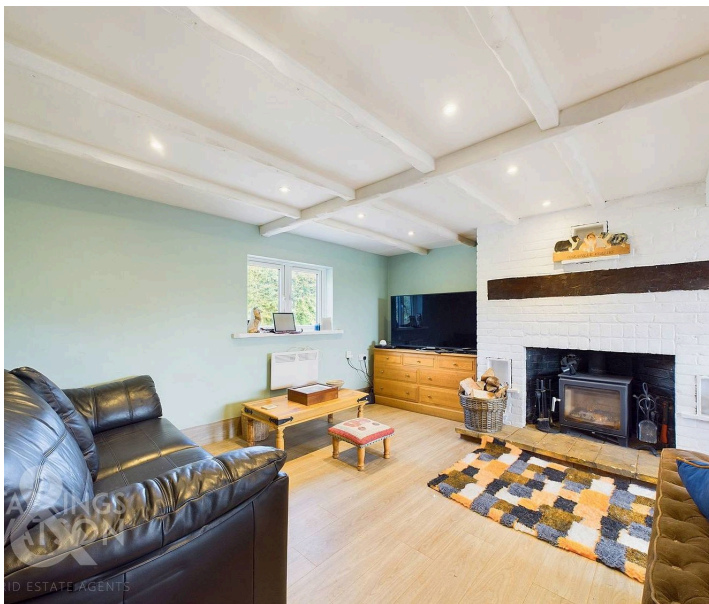
Bedingham, Bungay

With CLOSE to 1900 Sq. ft (stms) of accommodation, the property has been UPDATED and MODERNISED, including NEW WINDOWS, replacement sewerage TREATMENT PLANT, electrical RE-WIRE and re-decoration internally. The GROUND FLOOR BEDROOM offers ANNEXE OPTIONS, whilst the property and GARDENS back onto OPEN FIELDS. The HUGELY VERSATILE INTERIOR is centred on the 18' KITCHEN/DINING ROOM with FRENCH DOORS onto the garden. Well proportioned and family friendly, the reception space includes a FAMILY ROOM and 18' SITTING ROOM with WOODBURNER. The REAR PORCH and UTILITY ROOM offer further storage. The BEDROOM ACCOMMODATION includes a 20' DOUBLE and EN SUITE to the ground floor, and FIVE BEDROOMS off the first floor - serviced by the family bathroom. Two DOUBLE DRIVEWAYS sit to either side of the property, with various storage sheds. The GARDENS run to the right, with areas of lawn and planting.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: G



- Detached Cottage
- Renovated & Modernised Interior
- 18' Kitchen/Dining Room
- 18' Sitting Room with Wood Burner
- Annexe Potential
- Up to Six Bedrooms
- En Suite & Family Bathroom
- Enclosed Gardens with Field Views
-

OUT & ABOUT Situated in Bedingham, adjacent to Woodton a sought after pair of South Norfolk villages, 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 (within less than 10 miles), Bungay and Diss, but seeking a rural location. The sought after Suffolk coast can be found within an easy 25 minute drive beyond Bungay.

SETTING THE SCENE

Fronting the road, low maintenance shingle beds can be found to the front with two driveways offering ample off road parking. Utilising the right hand driveway, low level timber fencing and a timber gate lead into the rear of the property where the main entrance door can be found. The gardens are open to the side and rear of the property with access gained from both driveways.

THE GRAND TOUR

Heading inside, the rear porch area offers a useful meet and greet space with wood effect flooring underfoot and doors into the annexe section of the property and main living space.





Denton Road

Bedingham, Bungay

The utility room, which leads off the porch entrance, includes useful storage along with the sink unit, and ample room for day to day life. A door leads off, where a snug seating area can be found - with a window to front, door into the kitchen and double doors into the sitting room. Focused on a cast iron woodburner and pamment tiled half, the sitting room offers wood effect flooring underfoot, door to the porch entrance and a further window to front. Heading into the kitchen, a newly fitted range of wall and base level units can be found, with a high gloss white finish and matching central island. Cooking appliances are integrated, including an inset electric ceramic induction hob and twin built-in electric ovens along with an extractor fan. Further appliances include an integrated fridge freezer, whilst tiled wood effect flooring runs underfoot for ease of maintenance, with windows to both front and rear and French doors to the side of the property which could be used as a day to day entrance if required. There's ample space for a dining table or soft furnishings within the kitchen area. Back into the entrance porch, the side annexe style section of the house could of course offer more ground floor living if required, but is currently used as a double bedroom with recessed spot lighting, two windows to side, and a door to an en suite shower room which includes an electric shower, tiled splash-backs and space for laundry appliances if required. Heading upstairs, the landing is carpeted and leads to the five bedrooms on the first floor, all of which are of a similar size and offer different features, but all of which offer fantastic countryside views. The bedroom accommodation is serviced by the family bathroom where a three piece suite can be found, including a low level W.C, hand wash basin and panelled bath with a shower over, tile splash backs, windows to rear and a built-in cupboard to complete the bathroom.

FIND US

Postcode : NR35 2AU

What3Words : ///gateway.snowballs.workbench

VIRTUAL TOUR

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

AGENTS NOTE

The property utilises a private sewerage treatment plant.

**STARKINGS
& WATSON**


HYBRID ESTATE AGENTS



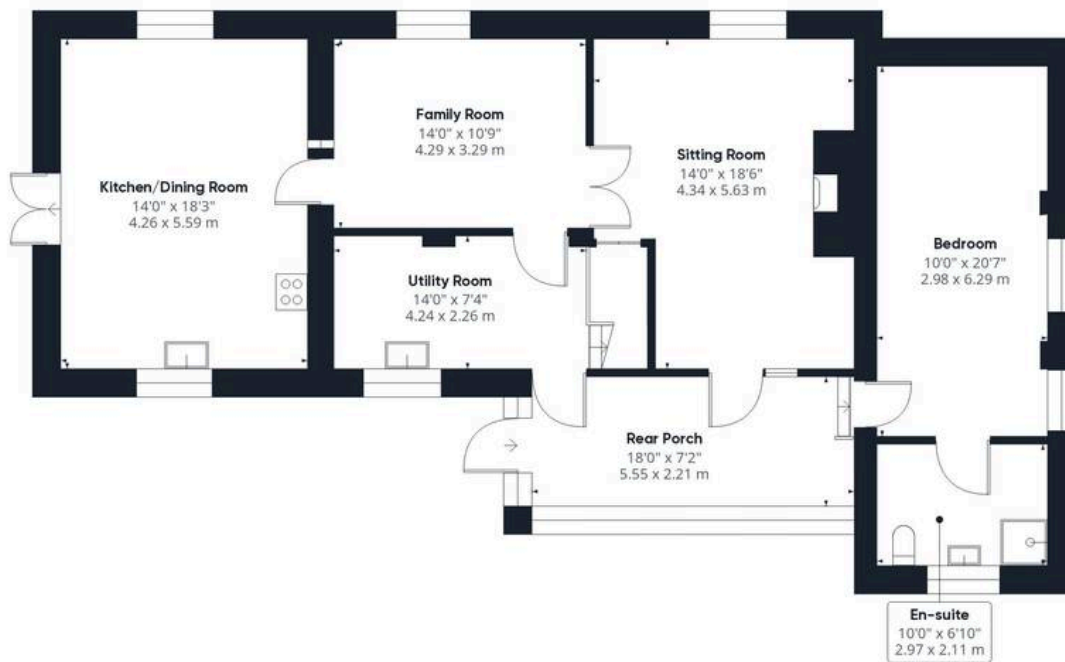


THE GREAT OUTDOORS

To the rear of the property, a courtyard style garden can be enjoyed with patio underfoot and two useful timber built storage sheds. Enclosed with timber panel fencing and a range of low level brick walling, access leads to the main side garden which is lawned, enclosed with hedging and fencing, whilst a range of planting can be found in the garden - creating a private, non overlooked aspect.

A hand holding a smartphone displaying a virtual tour interface. The screen shows a house icon, a button that says "Enter virtual tour", and the logo for "STARKINGS & WATSON". The browser address bar shows "starkingsandwatson.co.uk".


SCAN
HERE FOR A
VIRTUAL
TOUR

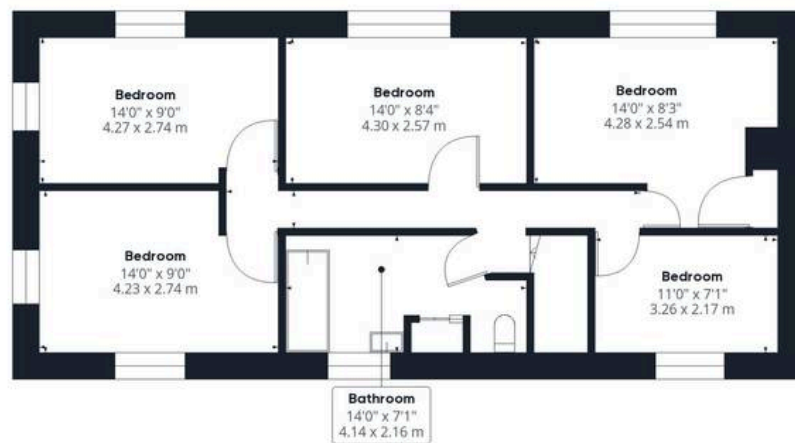


Ground Floor

Approximate total area⁽¹⁾

1897.68 ft²

176.3 m²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: 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.