



Church Corner | Bedingfield | IP23 7QG

Price Guide £600,000

twgaze



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Established detached family residence. 4 bedrooms. Bright, spacious rooms. Rural setting with countryside views to side and rear. Large living room and separate garden room. Double garage and driveway for a number of cars. No onward chain.

- Spacious detached family home
- In rural village setting
- Equi-distance between Eye and Debenham
- 4 bedrooms with en-suite
- Traditional layout with well proportioned rooms
- Bright rooms
- Large driveway and double garage
- No onward chain

## Location

The rural Mid Suffolk village of Bedingfield is found between Rishangles and Occold, with the nearest quaint Market town of Eye, being just a short drive away and offering a good selection of useful facilities and 'day to day' amenities, including shops, cafes, bakery, public house and schooling. Travelling deeper in Suffolk, Debenham is the same distance away (4.5 miles) and also offers amenities. The nearest mainline rail stations can be found at either Diss or Stowmarket.







## The Property

Space for a growing family is 'top of the agenda' at Whisperwood; an impressive, spacious 4 bedroom detached residence, found in a rural village setting. The property benefits from a traditional layout of accommodation, along with thoughtfully proportioned rooms, emphasising the excellent sense of space throughout this home. The property has bright rooms and doesn't feel 'closed in' by other neighbouring properties either.

Whilst the internal fittings are functional, certain aspects such as the kitchen and bathrooms are now in need of replacing, along with cosmetic re-decoration to suit.

## Outside

A Post and rail fence effortlessly differentiates the boundary between the property's mature garden and the neighbouring countryside.

On entry, a large driveway caters for numerous cars, which in turn leads to a detached, brick built double garage with roller doors. Access at both sides of the house leads to the rear garden, which is mainly laid to lawn with mature shrubs inset and large pond (currently empty). There is also an expanse of lawn to the front of the house.

## Services

Mains electricity and water are connected. Private drainage system. Oil fired central heating.

## How to get there

W3W:///curated.brownish.pursuing

## Viewing

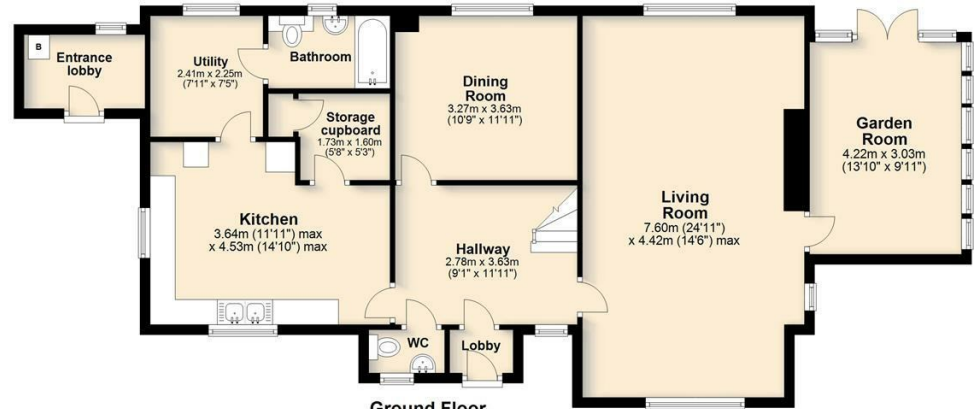
By appointment with TW Gaze.

Council Tax band: F (Mid Suffolk)

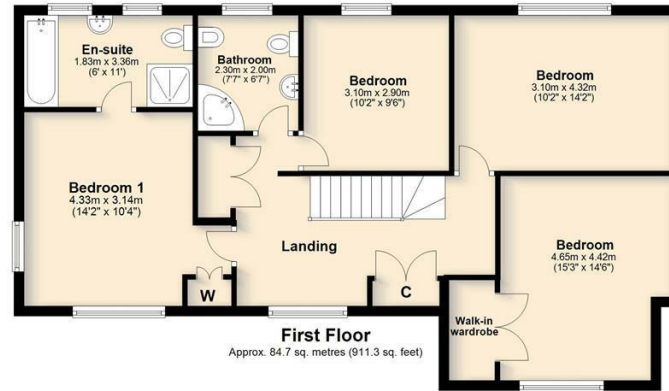
Tenure: Freehold

Ref: 2/19822





**Ground Floor**  
Approx. 105.4 sq. metres (1134.6 sq. feet)



**First Floor**  
Approx. 84.7 sq. metres (911.3 sq. feet)

Total area: approx. 190.1 sq. metres (2045.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		90
(81-91) <b>B</b>		
(109-80) <b>C</b>		
(154-68) <b>D</b>	62	
(159-54) <b>E</b>		
(171-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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