



23 Bedingfield Road
Bungay | Suffolk | NR35 1FB

FINE & COUNTRY

IMMACULATE WITH UPGRADES



“On a beautiful and bespoke development by well-respected local family builders, this property was brand new in September 2023 and has a number of upgrades, improving on the already high specification. With generous proportions throughout, plenty of parking and a surprisingly large and private rear garden, this is a home with plenty to offer. You have the benefits, ease and peace of mind of a new build, without the snagging and finishing works.”



KEY FEATURES

- A New Build End Terrace House, completed in September 2023 on the Outskirts of the Market Town of Bungay
- The Property includes many Additional Extras
- Benefitting from Two Good Size Bedrooms; Family Bathroom
- Kitchen with Breakfast Area and French Doors to the Garden
- One Reception Room
- Private Enclosed Rear Garden with Patio and Shed
- Off Road Parking for Two/Three Cars
- The Accommodation extends to 636sq.ft
- Energy Rating: B

The location of this property is another draw. You're on the outskirts of the pretty and historic town of Bungay, walking distance from the amenities but also a stone's throw from open countryside and many lovely walks. Perfect for a professional couple, young family or single person who likes plenty of space, this home has much to recommend it.

Quality And Comfort

On the edge of the Roman town of Bungay, you'll find an attractive development of handsome homes, with weathered brick and classic styling making an excellent first impression. This property was completed in September and it's only a change in circumstances that's leading to the sale - the current owner intended to stay here far longer and therefore added various upgrades. The house is semi-detached, being on the end of a row of three, with the longest garden and largest driveway. The garden faces south too, so it's altogether a prime plot in an enviable position! The whole house is in pristine condition, but it's been fully finished so you don't have to pay for the extras, with Karndean and carpet flooring, bespoke blinds from Millie's Blinds, an electric point for the garden and more. You have most of the ten-year guarantee remaining on the build and much of the two-year snagging guarantee from the builders, so they'll be on hand if there are any problems at all, although the owner doesn't expect any issues, as the quality of the build and the finish are second to none.





KEY FEATURES

Generous Proportions

Step inside and the house is larger than it first appears. The sitting room has a pleasant outlook to the front and plenty of room in which to relax, leading into a spacious kitchen diner where you can comfortably seat four. Doors open to the private garden beyond – unusual as you’re not overlooked out here. It’s also a really good size and unlike brand new homes, the owner has completed the garden so there’s no work to do. There’s a sunny, south-facing patio where you can fire up the BBQ or relax in the sun, a generous lawn with a pathway leading down to a useful shed with bespoke storage area to one side. Back in the house, stairs lead from the entrance hall to a first-floor landing where you’ll find two double bedrooms and a family bathroom.

Town And Country

You really couldn’t ask for a better location – you’re outside the centre of town, so you have parking and privacy, but you’re only a short stroll from the heart of everything. The leisure centre is literally a stone’s throw from the property, with a gym and swimming pool, while the golf club is also nearby. You can walk to schools, shops, take your dog for a walk through open countryside, take a boat out on the river – it’s all on the doorstep here.









INFORMATION



On The Doorstep

Bungay, situated in the picturesque Waveney Valley, is a charming and popular market town with a heritage dating back to Roman times. The popular Earsham Street in Bungay offers an array of independent shopping opportunities. There are good local schools and the Waveney Leisure Centre boasts some of the finest leisure and fitness facilities in the area.

How Far Is It To?

The market town of Diss is just half an hour's drive away and provides a main line rail link to Liverpool Street. Norwich, the Cathedral city and regional centre of East Anglia is approximately 16 miles away and is a thriving city with a fast electrified rail service to London Liverpool Street along with some wonderful high street shopping including the shopping centres situated centrally within the city. The Norfolk Broads can be found just 10 minutes down the road with all manner of boating and water activities as well as nature walks. The Heritage Coast, including the popular seaside town of Southwold, is found within a 30 minute drive to the east and popular market town of Beccles is a short 6 miles drive away offering many independent shops, cafes, restaurants and supermarkets.

Directions - Please Scan The QR Code Below

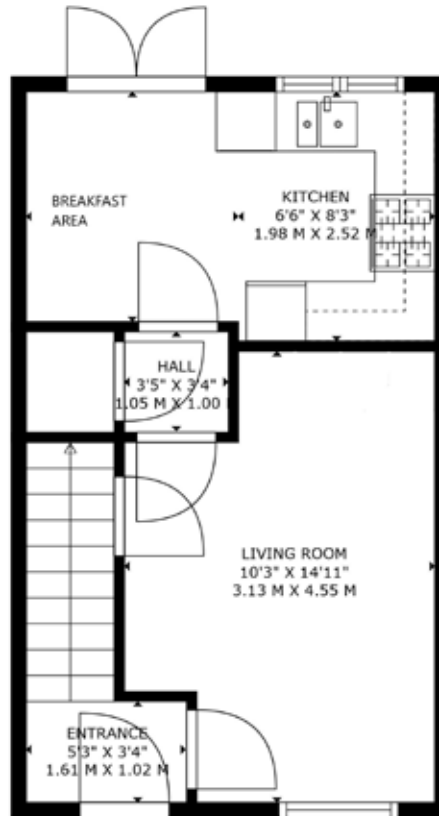
When leaving Beccles from New Market, turn left onto Ballygate and at the end of the road turn right onto Bungay Road and follow this road for approx. 5 miles before turning left onto Hillside Road East Signposted towards Halesworth. Follow this road to the junction and then turn left on to St Johns Hill. When you reach the Waveney Valley Leisure Centre, turn right onto Bedingfield Road and the property will be found on the left hand side.

Services, District Council and Tenure

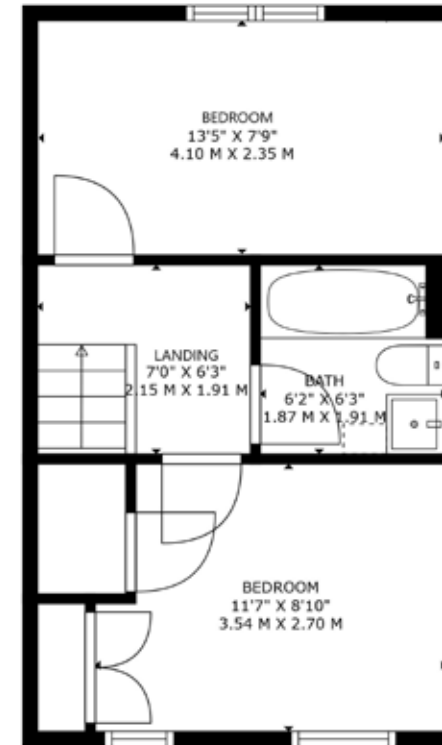
Gas Central Heating, Mains Water, Mains Drainage
East Suffolk Council; Council Tax Band B
Freehold



UNDEFINED
7'0" X 7'7"
2.14 M X 2.32 M



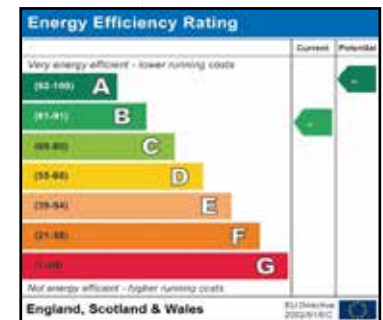
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 318 sq. ft, 30 m2, FLOOR 2: 318 sq. ft, 30 m2
TOTAL: 636 sq. ft, 60 m2
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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