



48 Seething Ling
Seething | Norfolk | NR15 1DS

TOTAL TRANQUILITY



“Only a few miles out of Norwich, yet feeling a world away, this lovely countryside home offers rural bliss in a peaceful position. One of just four properties spread out down a private no-through-road, you couldn’t ask for a quieter spot, yet you can walk to the village pub and you can drive into Norwich in under 20 minutes. The perfect blend of countryside and convenience.”



KEY FEATURES

- A Beautifully Presented Detached Cottage in a Secluded Location on the Edge of the Village of Seething
- Three Spacious Double Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Breakfast Room and Ground Floor WC
- Two Reception Rooms plus a Garden Room/Study
- Charming Front & Rear Gardens extend to approximately 0.3 of an acre (stms)
- Separate Double Garage and Plenty of Parking
- The Property is Situated Down a Private Track
- The Accommodation extends to 1,835sq.ft
- Energy Rating: D

This is an attractive period home set well back from the private road with next to no passing traffic. Generous gardens provide plenty of outdoor space where children can play or you can grow your own fresh produce, while inside the recently renovated home has excellent proportions throughout. Ideal for a family or an active retired couple who want space for guests or visiting grandchildren, this is a home that has so much to offer.

Perfectly Positioned

If you like to get away from it all but you don't want to be too far from the city, this is the one for you! A period home that's been recently updated, sitting in around 1/3 acre that's very peaceful and private. The current owners were drawn here by the location and spotted the potential, and it's been a difficult decision for them to leave the home they have made their own. It dates back to around 1900 and was once the place where beer was brewed for the local pub, while today it's a spacious and flexible family home with excellent entertaining space. The owners have made many improvements over the past couple of years, including reroofing the extension, fitting new flooring throughout much of the ground floor, some rewiring, redecorating throughout and more.

Meeting Every Need

You enter the house and find yourself in a spacious and elegant hallway, stairs rising in front of you. You can see right down the length of the house from here, through the dining and family rooms, which open one to the other and are ahead of you. To your right is the recently refitted kitchen breakfast room.





KEY FEATURES

The owners had carpenters create a bespoke kitchen to perfectly suit the space. This is lovely and sociable and befits the property in a delightful country style with a Belfast sink. Beyond this is a cloakroom at the far end of the house, plus a study or garden room which is perfect if you're working from home, or as a snug. To the left of the entrance hall, the main sitting room offers views down the front garden and has a lovely feature fireplace. Also on this floor is a fabulous bedroom suite with French doors to the rear garden. The owners use this, while their children have the two first-floor bedrooms, sharing a bathroom and separate shower. This works well as everyone has their own space and you don't get under each other's feet, but when you want to spend time together, there's plenty of space to do so.

A Countryside Connection

Outside there's a double garage and a greenhouse where the owners grow fruit, and there's plenty of space for a veggie patch too if you'd like to grow more of your own fresh produce. Both the front and rear gardens have paved areas for soaking up the sun and al fresco dining. There's plenty of wildlife to keep you company too, as this is a quiet and rural area with open countryside all around. The owners have very much enjoyed exploring some of the pathways that weave through the area, especially enjoying a stroll to the pub in neighbouring Brooke. Their children have loved being able to play out with friends and camp out on the lawn. Whilst your immediate surroundings are rural, you can be in the centre of Norwich in under 20 minutes and you're also close to the pretty market town of Beccles, from where you can head out on the water, browse the antique shops or enjoy a swim in the lido. Both also have train stations offering excellent transport links.





























INFORMATION



On The Doorstep

Seething is a charming village and lies close to the Neighbouring parishes including Bergh Apton, Kirstead, Woodton, Hedenham and Mundham. There is a nursery within a few miles and an excellent first school in Seething village as well as local village shop, post office and village hall. Secondary schooling would be at Loddon (3 miles) with schools in the private sector at Langley near Loddon or Norwich. Loddon has an excellent centre with a variety of shops and amenities.

How Far Is It To?

Norwich lies approximately 8 miles north west of Seething and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The thriving market town of Beccles, situated on the River Waveney approximately 13 miles south-east, offers pleasant riverside walks along with a plethora of shops and eateries. Great Yarmouth and Lowestoft are easily accessible. The attractive market town of Diss is about 20 miles south west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

Directions - Please Scan QR Code Below

Leave Beccles on the A146 towards Norwich. When you reach the main roundabout at Loddon, turn left onto Mundham Road and continue along this road and join Brooke Road. Continue along this road and past the Seething & Mundham Primary school, a little further along the road. Turn right onto a track called Seething Ling. The property is the 2nd on the right.

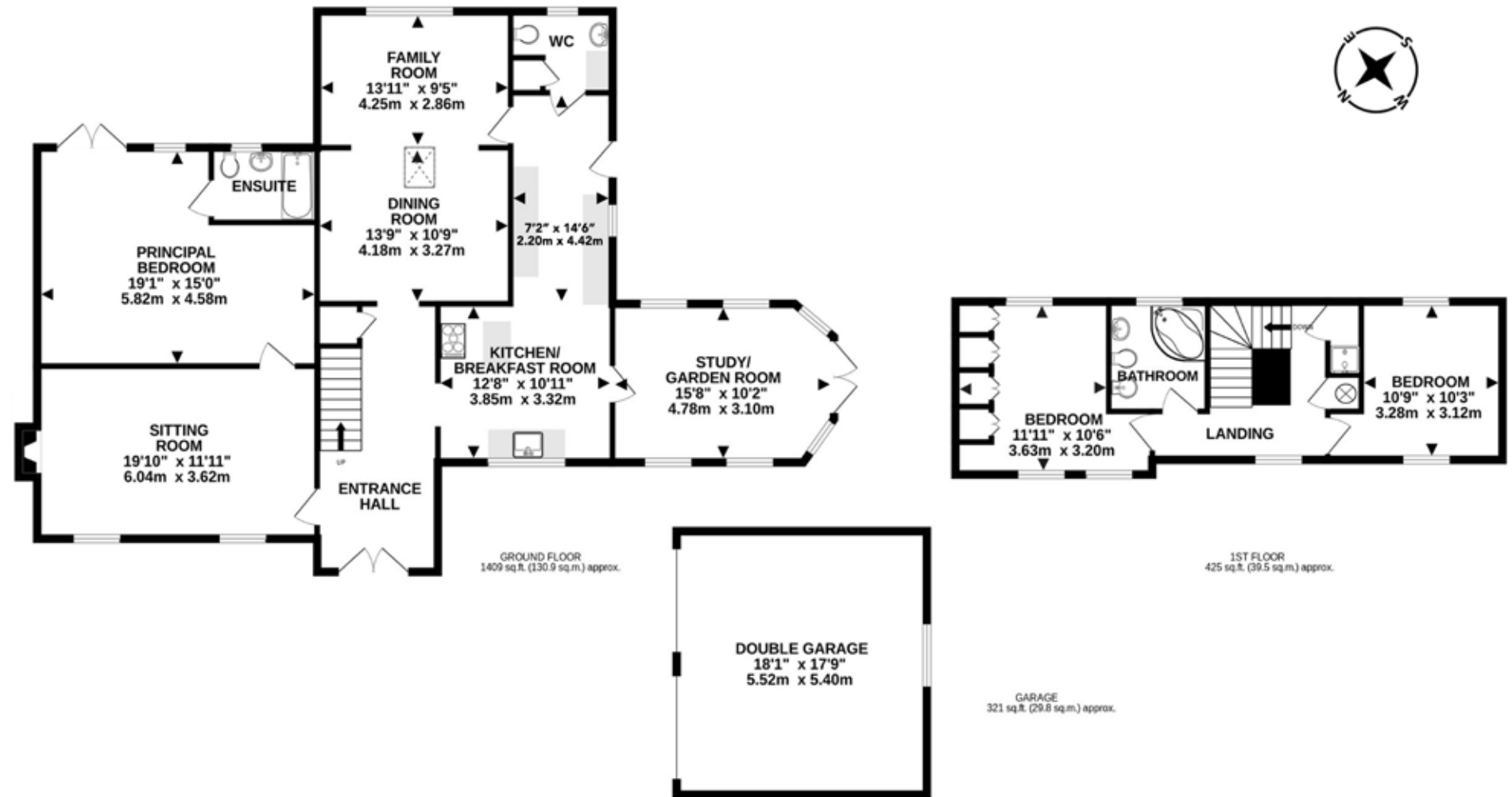
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [forensic.producing.bedrooms](#)

Services, District Council and Tenure

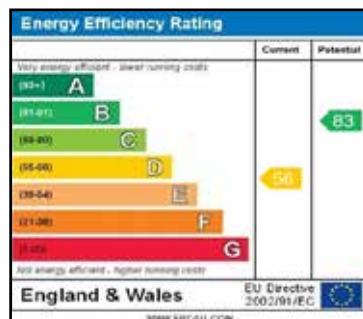
Oil Central Heating. Mains Water, Private Drainage via Septic Tank
Fibre Broadband to Cabinet - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
South Norfolk District Council - Council Tax Band F
Freehold





FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1835 sq.ft. (160.8 sq.m.) approx.
TOTAL FLOOR AREA : 2156 sq.ft. (200.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Fine & Country Waveney
14 Blyburgate, Beccles, Suffolk, NR34 9TB
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