



Meadow Cottage Denton Road, Bedingham Bungay NR35 2AU

welcome to

Meadow Cottage Denton Road, Bedingham Bungay

William H Brown Bungay are thrilled to present this Character Cottage which would suit a range of buyers as a detached family home. Comprising of FIVE bedrooms, Two separate reception rooms, Stylish Modern fitted kitchen, Converted garage with en suite - the property offers a range of potential.

William H Brown are excited to present this Cottage Style Detached Character property, situated in the charming village of Bedingham. It benefits from two separate gravel driveways, found to the front side aspects of the home. This property would be superb for a range of buyers with different needs, with having plenty of rooms to accommodate social gatherings or diverse uses. The Kitchen is sleek and stylish with fitted modern units and is easily a hub of the home with integrated appliances, a substantial sized island and room yet for additional furniture. There is then an additional spacious dining room adjoining, and the Lounge is also accessible from this point - being an additional family space made cosy with brick feature fireplace housing a log burner. Downstairs also benefits from a utility room which provides space for additional appliances with a lean to which has access to a Converted garage with En suite. Upstairs, offers FIVE decent sized bedrooms, all carpeted and with access to the family bathroom which is equipped with bath with overhead shower unit. The rear garden is of a generous size, with patio area suitable for garden furniture and outside alfresco dining. The rest has been laid to lawn. With a lovely balance of contemporary modern living aspects with hints of charming character, such as wooden ceiling beams, the property has a lot to offer and we recommend viewing to fully appreciate all it has to offer!

Location

Bedingham, is a small village in the South Norfolk area of England - approximately eleven miles south of the City Norwich. The town of Bungay is within a ten minute drive which means the property is ideal for those whom wish to experience country living with the luxury of a nearby town with conveniences.

New Additions

The property has had newly installed energy saving radiators and a new septic tank fitted.

Accommodation

Ground Floor

Kitchen

13' 11" x 18' 4" (4.24m x 5.59m)

Double glazed windows to Front and Rear aspect, French doors to Side aspect, Access into Dining Room, Fitted Modern Wall and Base units with work surfaces, Sink and drainer unit, Island, Cookerhood, Integrated Double Oven, Induction Hob, Power points, Spotlights, Ample room for additional furniture such as sofa or table, Wood effect tiling.

Lounge

14' 2" x 18' 4" (4.32m x 5.59m)

Double glazed window to Front aspect, Wood Burner located in brick feature fireplace area, Sliding doors to Lean to, Access to Dining Room, Painted ceiling beams, Spotlights, Vinyl wood effect flooring.





Dining Room

14' 1" x 10' 3" (4.29m x 3.12m)
Double glazed window to Front aspect, Spotlights,
Ample space for large dining table, Access into
Lounge and Utility Room, Wood Vinyl Flooring.

Utility Room

7' 4" x 13' 10" (2.24m x 4.22m)
Double glazed window to Rear aspect, Ceiling
beams, Access into Lean to, Room for American
Style fridge freezer, Stairs leading to First floor
landing, Electric box, Partially tiled walls, Sink and
Drainer unit with Base units underneath and pull out
tap, Space for standalone washing machine and
tumble dryer units, Vinyl Wood effect Flooring.

Lean To

18' 5" x 7' 3" (5.61m x 2.21m)
Double glazed window to Rear aspect, Door to Side
aspect, Access to Lounge, Utility room and Annex
Bedroom with En Suite.

First Floor Landing

Window to Front aspect allowing natural light into
stairway, Access to Five bedrooms and Family
bathroom, Power point socket, Loft access, Fitted
Carpet.

Bedroom 1

14' x 9' 1" (4.27m x 2.77m)
Double glazed window to Side and Rear aspect,
Fitted Carpet.

Bedroom 2

14' 1" x 9' 1" (4.29m x 2.77m)
Double glazed window to Front and Side aspect,
Fitted Carpet.

Bedroom 3

14' 2" x 8' 5" (4.32m x 2.57m)
Double glazed window to Rear, Fitted carpet.

Bedroom 4

14' 2" Max x 11' 2" Max (4.32m Max x 3.40m Max)
Double glazed window to Front aspect, Storage
cupboard, Spotlights, Fitted Carpet.

Bathroom

Double glazed window to Rear aspect, Beamed
ceilings, Partially tiled walls, Toilet, Wash hand basin,
Bath with mixer taps, over head mains shower and
shower screen, Storage cupboard, Spotlights, Wood
effect flooring.

Bedroom 5

10' 8" x 7' 1" (3.25m x 2.16m)
Double glazed window to Rear aspect, Fitted carpet.

Annex

Ground Floor

Converted Garage

20' 6" x 9' 8" (6.25m x 2.95m)
Double glazed window to Side aspect, Spotlights,
Loft access, Spotlights.

En Suite

Double glazed window to Rear aspect, Double
glazed window to Side aspect, Toilet, Wash hand
basin, Shower cubicle, Lino flooring.

Outside

Front Garden

Two driveways - gravel.

Rear Garden

Side access gate to front of property and driveway,
Shed to Rear aspect, Fenced surround with hedge to
Side aspect, Patio, Substantial grass area with
maintained trees, Plenty of room for washing line,
Loft storage.



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welcome to

Meadow Cottage Denton Road, Bedingham Bungay

- Five Bedroom Detached Family Home with Additional Converted Garage
- Modern and Sleek Kitchen with Island and Separate Adjoining Dining Room
- Cosy Lounge with Brick Feature Fireplace Housing Log Burner
- Two Gravel Driveways to Front Side of the Property
- Substantial Rear Garden with Patio Area and Laid to Lawn
- Character Features Such as Beamed Ceilings
- ** Newly Fitted Energy Saving Radiators and New Septic Tank **
- Range of Potential and Suited to all Kinds of Buyers

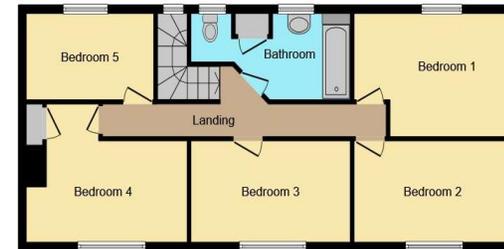
Tenure: Freehold EPC Rating: G

offers in excess of

£525,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
BGY106184 - 0005

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