



Triple Plea Road, Bedingham - NR35 2NY

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&
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HYBRID ESTATE AGENTS



Triple Plea Road

Bedingham, Bungay

NO CHAIN! This EXTENDED PERIOD COTTAGE presents a rare opportunity to acquire a well maintained THREE BEDROOM SEMI-DETACHED HOUSE, set within the heart of a POPULAR RURAL VILLAGE. Offering over 1100 SQFT OF LIVING SPACE (stms), the property welcomes you through a charming entrance porch that leads into TWO VERSATILE RECEPTION ROOMS with the main sitting room benefitting from a WOODBURNER, ideal for both relaxation and entertaining. The SEPARATE KITCHEN is thoughtfully designed with ample storage and workspace, providing a practical hub for family life. also on the ground floor is a useful utility space and ground floor W/C. Upstairs, a spacious landing doubles as a STUDY AREA, perfect for home working or reading, while THREE WELL-PROPORTIONED BEDROOMS offer peaceful retreats for all the family as well as the The FAMILY BATHROOM. Period features blend seamlessly with modern updates, creating a warm and inviting atmosphere throughout. The property sits on an EXCELLENT PLOT EXTENDING TO APPROX 0.2 ACRES (stms),



mostly laid to lawn and delivering privacy, space, and scope for further enhancement. DRIVEWAY PARKING ensures easy access, and a RANGE OF VARIOUS OUTBUILDINGS (including workshops and storage sheds) provide superb flexibility for hobbies, storage, or potential home office use.

Council Tax band: B

Tenure: Freehold

- Extended Period Cottage
- Popular Rural Village Location
- Excellent Plot Extending To Approx 0.2 Acres (stms)
- Over 1100 SQFT Of Living Space Internally (stms)
- Two Reception Rooms & Separate Kitchen
- Three Bedrooms & Study/Landing Area
- Family Bathroom & Ground Floor W/C
- Driveway Parking & Range Of Various Outbuildings

Situated in Bedingham, a sought after South Norfolk village, 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, Bungay and Diss, but seeking a rural location.



SETTING THE SCENE

Approached via Triple Plea Road there is a low fence to the front leading to the front garden mainly laid to lawn. There is a paved pathway leading to the main entrance door to the front with hard standing driveway parking found to the side providing off road parking for multiple vehicles. There is also a five bar gate creating security.

THE GRAND TOUR

Entering the cottage via the main entrance door to the front there is a useful porch with space for coats and shoes leading into the main sitting room. The sitting room offers period features with an inglenook fireplace housing a woodburner. There are two storage cupboards and exposed timber beams. A door leads through to the kitchen at the rear which provides a range of wall and base level units with rolled edge worktops over as well as eye level integrated double ovens and electric hob. There is then space for all further white goods as well as the stairs to the first floor landing, door to the pantry/utility with a door into the dining room also. The dining room to the front is a flexible room ideally suited to a dining room but could also be used as a play room or bedroom if required. The side hall off the kitchen leads to a door onto the side driveway as well as to the ground floor w/c. Heading up to the first floor landing there is a versatile area perfect for a study desk as well as access to three bedrooms and a family bathroom with a w/c, hand wash basin and bath. The three front facing double bedrooms are all of generous size, with the main bedroom including a build in shower cubicle.

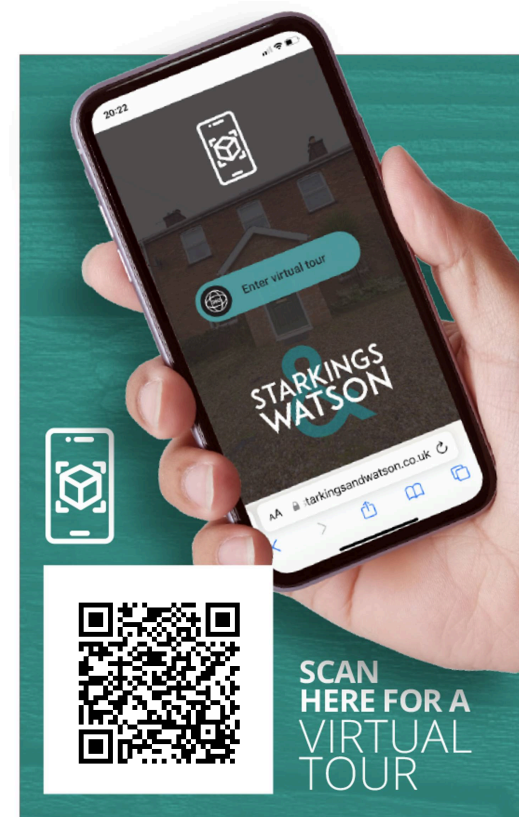
FIND US

Postcode : NR35 2NY

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VIRTUAL TOUR

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



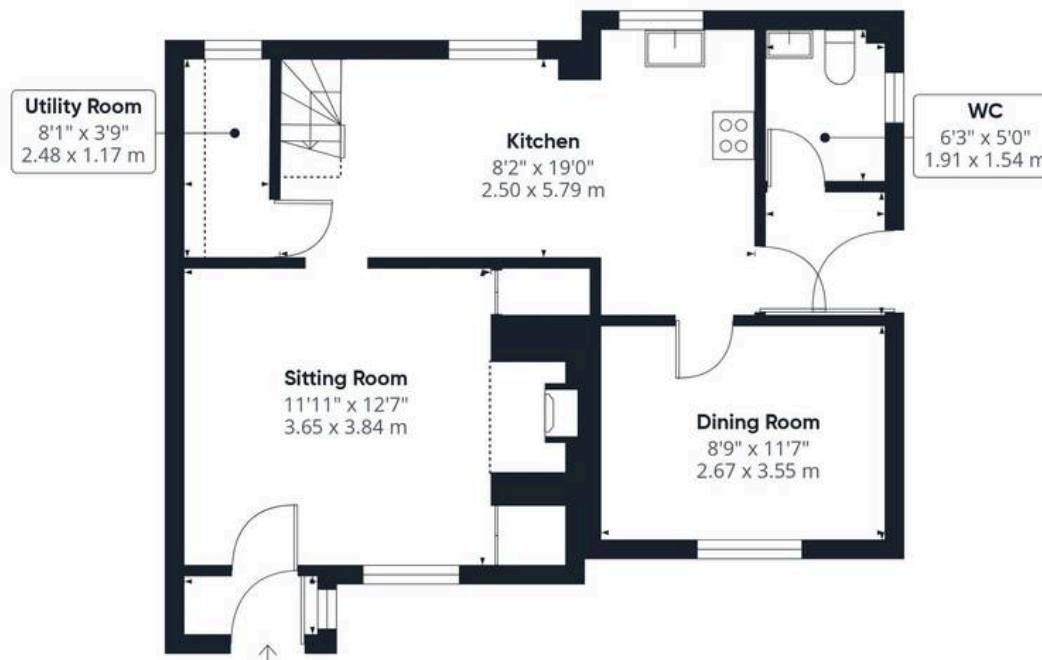




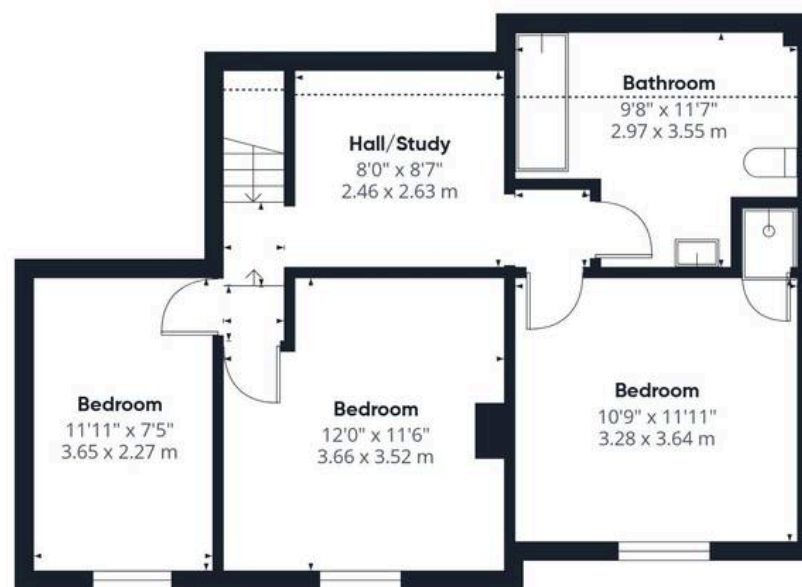
THE GREAT OUTDOORS

Externally the grounds are generous and mainly laid to lawn kept in immaculate order and perfect for a growing family. The gardens are enclosed with timber fencing as well as planting beds and borders. Various outbuildings can be found providing plenty of space for hobbies. There is also a hard standing area to the rear suitable for outside seating.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1103 ft²
102.3 m²

Reduced headroom

64 ft²
6 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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