



# *School Road, Bedingham, Suffolk*



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ESTATE AGENTS

Woodton - 0.2 miles

Bungay - 4.9 miles

Norwich - 11.2 miles

We are pleased to offer this detached bungalow situated on a generous plot in the peaceful village of Bedingham. The property is in good condition throughout and features three bedrooms, a reception room, a kitchen, and a shower room. Outside, the bungalow benefits from gardens, a garage, and ample off-road parking.

#### Accommodation comprises briefly:

- Hallway
- Sitting/Dining Room
- Kitchen
- Three Bedrooms
- Shower Room
- Generous Front & Rear Gardens
- Garage
- Off Road Parking



#### Property

Upon entering the property, you turn right into a spacious sitting and dining room featuring a large window that overlooks the generous front garden. A multi-fuel wood-burning stove with a wooden surround serves as the room's focal point, and a door leads through to the kitchen. The kitchen is equipped with a range of white gloss units and contrasting worktops, offering space for a washing machine, slimline dishwasher, and fridge/freezer. It includes a built-in electric hob with an extractor and oven, with a back door providing access to the rear garden. Returning to the hallway, the fully tiled shower room comprises a corner shower cubicle, a back-to-wall toilet unit, a wash basin vanity unit, and a heated towel rail. The accommodation is completed by two single bedrooms overlooking the rear garden and a master double bedroom overlooking the front garden.







## Outside

One approaches Woodlyn through a five-bar gate onto a gravel drive, which provides space for three to four vehicles and leads to a single attached garage with an up-and-over door. The front garden is generously sized, primarily laid to lawn, with hedge, tree, and shrub borders. To one side of the property, a paved area leads to the large rear garden. This space is also of a generous size, mainly laid to lawn, and enclosed by fence and bush hedge borders and a couple of trees. A small patio area is tucked away to the side of the property, with internal access from both the garage and the kitchen. Additionally, one large and one smaller wooden shed are situated in the garden.

## Location

Woodlyn is located in the peaceful, rural village of Bedingham. The neighboring village of Woodton, approx. 1 mile away, offers a local shop, a pub, and an excellent primary school. Bedingham is situated approx. 4.9 miles from Bungay, which provides a comprehensive range of amenities, including shops, schools, restaurants, and antique stores. Local attractions also include The Fisher Theatre (which now shows films) and leisure facilities such as an indoor swimming pool and a golf club. The Cathedral City of Norwich is approximately a 30-minute drive to the north, offering a mainline rail link to London Liverpool Street in under two hours. Additionally, the unspoilt Suffolk heritage coastline, featuring the popular beaches of Southwold and Walberswick, is within easy reach.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

## Services

Oil fired central heating. Mains water, electricity and drainage.

Energy Rating: D

## Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR35 2DB

What3Words: //masks.domestic.scoots

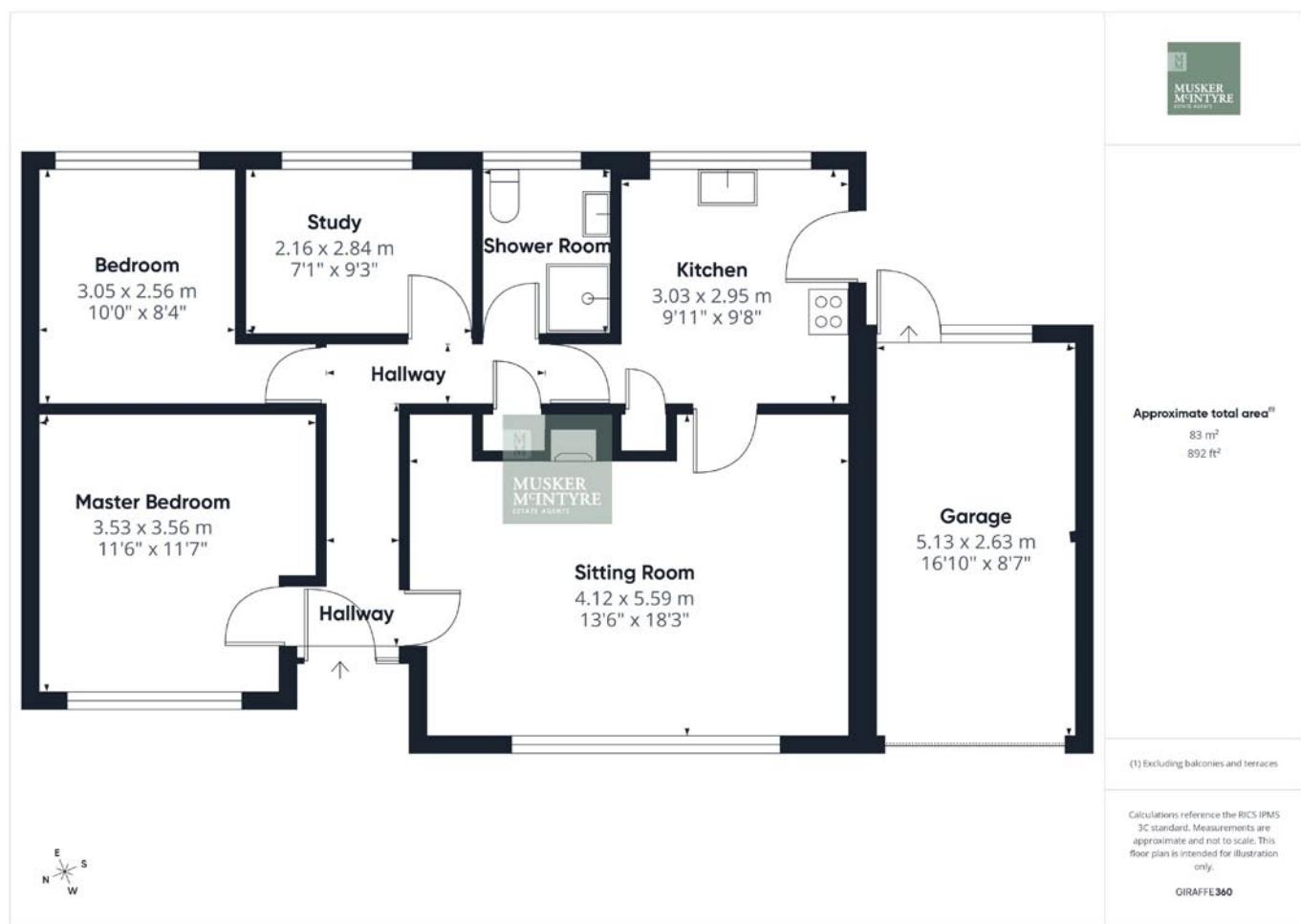
## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £325,000



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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