



Vicarage Lane, Mettingham - NR35 1TE





## Vicarage Lane

Mettingham, Bungay

This attractive THREE BEDROOM SEMI-DETACHED cottage offers extended accommodation with over 1,100 square feet of living space (STMS) and is set in a TRANQUIL RURAL LOCATION, boasting picturesque countryside VIEWS. The property welcomes you with an entrance hall leading to a separate SITTING ROOM featuring a charming WOODBURNER, perfect for cosy evenings. The heart of the home is a STUNNING OPEN PLAN kitchen, dining, and family room with part vaulted ceiling, designed for modern living and entertaining with the most wonderful views beyond. A separate study provides an ideal space for working from home or quiet reading. Also on the ground floor there is a very useful UTILITY ROOM and a ground floor SHOWER ROOM / WC. Upstairs, THREE AMPLE BEDROOMS and a FAMILY BATHROOM can be found providing comfortable accommodation for families or guests. The property blends character features with contemporary finishes, creating a warm and inviting atmosphere throughout. Externally, there is a generous garden offering plenty of space for relaxation, play, and outdoor dining.

Mature trees and established planting create a sense of privacy and seclusion, while open countryside views can be enjoyed from various vantage points. Ample OFF ROAD PARKING is available catering for several vehicles with ease. The location provides a peaceful retreat from the bustle of town life, yet remains within easy reach of local amenities including both Bungay and Beccles. This is an exceptional opportunity to embrace country living in a beautifully presented and thoughtfully extended home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Attractive Semi-Detached Cottage
- Extended Accommodation With Over 1100 SQFT Internally (stms)
- Stunning Open Plan Kitchen/Dining/Family Room
- Separate Sitting Room With Woodburner & Separate Study
- Three Ample Bedrooms
- Two Bathrooms & Useful Utility Room
- Generous Gardens and Ample Off Road Parking
- Rural Location With Countryside Views





The property is situated just outside the town of Bungay within the small sprawling village of Mettingham with fantastic countryside and marshland surrounding. The quaint market town of Bungay offers an extensive range of amenities including doctors, schooling, dentist, opticians, shops and restaurants. The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.

#### SETTING THE SCENE

The cottage can be found via a private track off the road side shared with the neighbours. This in turn leads to a parking area suitable for a number of vehicles. Beyond the hedge line is the main part of the garden and a pathway leading to the main entrance door at the front.

#### THE GRAND TOUR

Entering the cottage via the main entrance door to the front there is a welcoming entrance hallway with stairs ahead to the first floor. There is an attractive tiled flooring as well as doors leading to the study room to the front and the ground floor shower room. The study provides an ideal space for home working with views over the garden. The shower room has been recently re-fitted and provides a w/c, hand wash basin and useful shower. Heading to the right of the hall is a door into the main sitting room with a fireplace housing an inset woodburner. A door leads through to the open plan dining/family room beyond. This wonderful room is the real heart of the home having been extended by the current owners with excellent rural views beyond. The room also provides a part vaulted ceiling as well as plenty of space for dining, sitting and entertaining. Open plan to the space is the country style kitchen with a range of units with wooden worktops over. Integrated appliances include double eye level oven and grill, induction hob, large ceramic sink and drainer and space for fridge.

A door leads from the kitchen into the utility room to the rear which provides an excellent extra space with further storage and plenty of undercounter space for white goods as well as room for a large fridge/freezer. A door leads out to the small section of rear garden from the utility.

Heading up to the first floor landing there is an airing cupboard as well as useful shelving. Doors lead from the landing to all three bedrooms and the family bathroom. The bedrooms provides character features as well as comfortable accommodation. The master bedrooms benefits from a range of fitted wardrobes. The bathroom features a panelled bath, w/c and hand wash basin also.

#### FIND US

Postcode : NR35 1TE

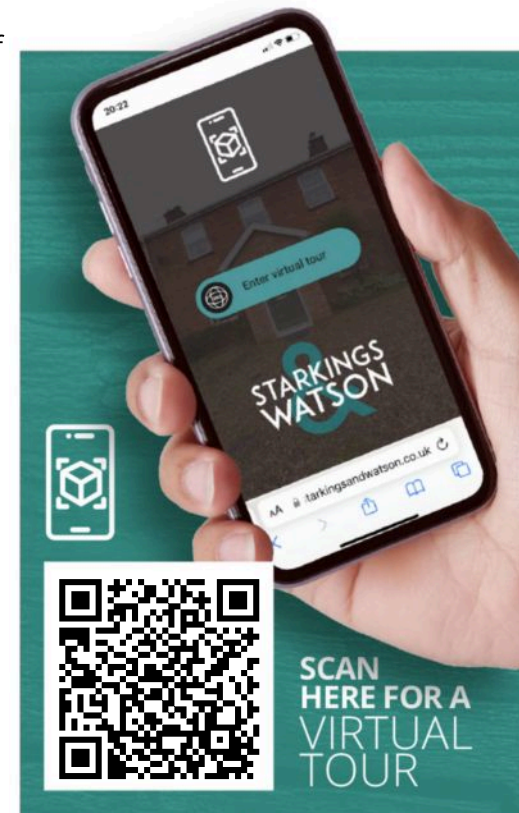
What3Words : ///homework.claw.objecting

#### VIRTUAL TOUR

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

#### AGENTS NOTES

The cottage is approached via the private un-adopted and shared track to the front.





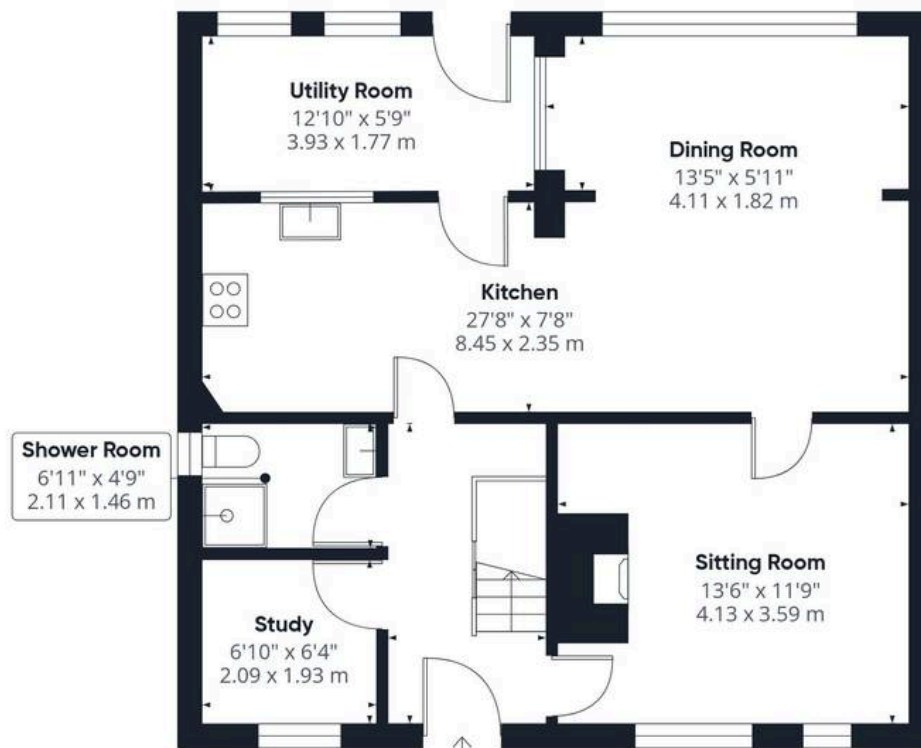




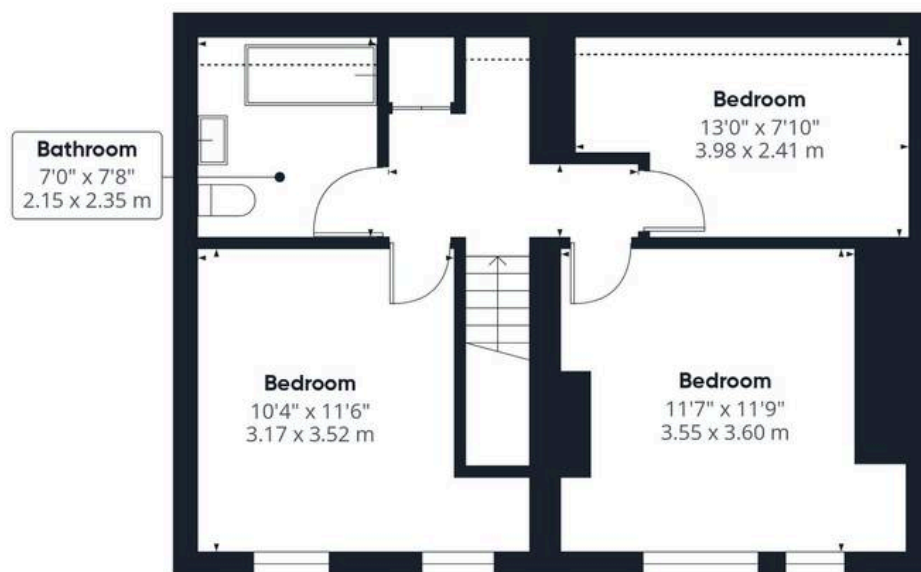
## THE GREAT OUTDOORS

The main section of garden is technically found to the front of the cottage with a good degree of privacy. The gardens are mainly laid to lawn with a pathway leading to and from the parking area. There are mature trees and planting with the addition of mature fruit trees also. A summer house and large timber storage room/workshop can also be found within the shared access. To the other side of the cottage is a small area of rear garden with views across the meadow beyond. There is an access for the neighbouring cottage across this space.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1144 ft<sup>2</sup>

106.4 m<sup>2</sup>

**Reduced headroom**

17 ft<sup>2</sup>

1.6 m<sup>2</sup>

(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





## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.