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*Seething Road,*  
Hedenham, Suffolk

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MUSKER  
McINTYRE  
ESTATE AGENTS



Bungay - 3.6 miles  
Hempnall - 4.5 miles  
Norwich - 11.6 miles

We are pleased to offer this mid-terrace cottage located in a popular village close to Bungay and its local amenities. While the house requires some cosmetic refurbishment and updating, it offers a wonderful opportunity to create a lovely home. The property features three bedrooms, sitting room, kitchen, conservatory and a ground-floor bathroom. Outside, the cottage benefits from a rear garden and a large front garden with ample off-road parking.

**Accommodation comprises briefly:**

- Conservatory
- Sitting Room
- Kitchen
- Inner Hallway
- Ground Floor Bathroom
- Three Bedrooms
- Rear Garden
- Large Front Garden
- Ample Off Road Parking

### **Property**

One enters the property through the front door, stepping directly into a versatile conservatory that includes a storage cupboard and a door leading into the main residence. A small hall then leads to a well-proportioned sitting room. This space features a brick fireplace with an electric fire as its focal point, a front-aspect window overlooking the garden that provides ample natural light, and stairs leading to the first floor. Doors from the sitting room provide access to an inner hall, then into the bathroom, and the kitchen. The kitchen is equipped with a range of wall and base units and contrasting worktops featuring a one-and-a-half bowl sink, a four-ring gas hob, and an oven with a top grill. There is also under-counter space for a washing machine and fridge, and space for a table and chairs. A window overlooks the rear garden, and a door provides direct access to the outside. The fully tiled ground floor bathroom comprises a bath with an electric shower over, a wash basin set in a vanity unit, and a WC. Upstairs, you will find three well-appointed bedrooms. The master bedroom offers views to the front of the property, while the second and third bedrooms are situated with a rear aspect.





## Outside

The property is approached via a shingle driveway providing parking for several vehicles. The front outdoor space features a large working kitchen garden to one side, which includes a hardstanding area with a greenhouse and shed in situ. This area is ideal for gardening enthusiasts and provides additional storage. The rear garden is currently finished with shingle, featuring hedging and fencing that provide a good degree of privacy. It also houses the property's oil tank. This space offers a blank canvas for the incoming purchaser to landscape as they wish.

## Location

Hedenham is conveniently located near Bungay, which lies within the popular Waveney Valley. Bungay offers a comprehensive range of amenities, including various shops, schools, antique stores, restaurants, and the Fisher Theatre. Leisure facilities in the area include an indoor swimming pool and a golf club. The Cathedral City of Norwich is approximately a 30-minute drive to the north, providing a mainline train link to London Liverpool Street in under two hours. Additionally, the Suffolk heritage coastline, featuring the beaches of Southwold and Walberswick, is roughly 16 miles away.



## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Oil-fired central heating. Mains water, electric and drainage.

Energy Rating: D

## Local Authority:

South Norfolk District Council

Tax Band: B

Postcode: NR35 2LG

What3Words: ///duet.mondays.unhelpful

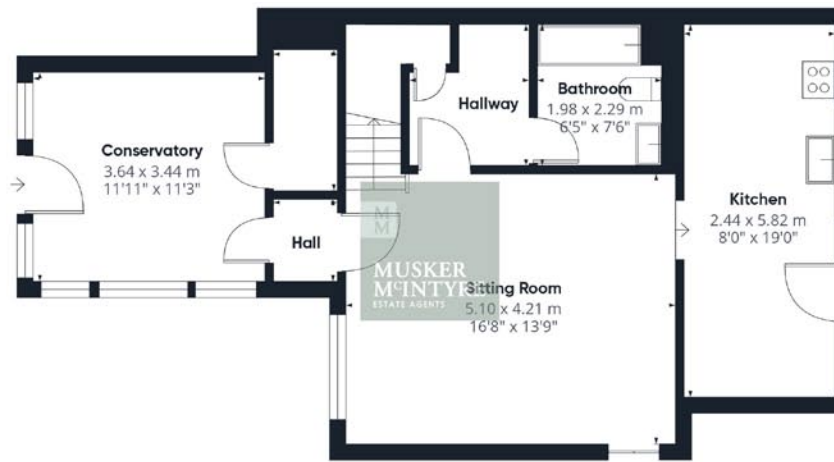
## Tenure

Vacant possession of the freehold will be given upon completion.

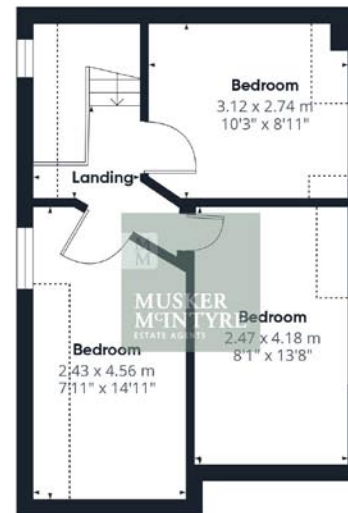
## Agents' Note

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: £260,000**



Floor 0



Floor 1



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

94 m<sup>2</sup>

1013 ft<sup>2</sup>

Reduced headroom

3.4 m<sup>2</sup>

37 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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Halesworth 01986 888205

Harleston 01379 882535

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

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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