



## Mettingham, Suffolk

Guide Price £240,000

- £240,000 - £250,000 Guide Price
- Large Rear Garden and Parking to Front
- Replastered and Decorated Throughout
- Two Bedroom End Terrace Cottage
- New Air Source Heat Pump, Radiators and Solar Panels
- Partial Rewire, New Fuse Box and Sockets
- Complete with Character Throughout
- Cosy Living Room & Two Comfortable Bedrooms

# Watch House Hill, Mettingham

Mettingham is a picturesque rural village set in the heart of the Waveney Valley, close to the historic market town of Bungay in north Suffolk. Surrounded by gently rolling countryside and open farmland, the village enjoys a peaceful setting while remaining well connected to nearby amenities. Bungay, located just a few minutes' drive away, offers a range of independent shops, cafés, schools and leisure facilities, along with a strong sense of local character. The Suffolk Heritage Coast and the Norfolk Broads are both within easy reach, providing excellent opportunities for outdoor recreation. Road links connect Mettingham conveniently to Beccles, Halesworth and the wider A143 corridor, making it an attractive location for those seeking a balance of rural living and accessibility.



Council Tax Band: B



## DESCRIPTION

Set in the charming village of Mettingham, this delightful two-bedroom end-terrace cottage offers an excellent opportunity for first-time buyers or investors alike, combining characterful living with extensive recent improvements. The property has been thoughtfully upgraded throughout, including six newly installed solar panels, an air source heat pump, new radiators, new water tank, partial rewire with new consumer unit and sockets, full insulation, complete replastering, and brand-new carpets, providing peace of mind and improved energy efficiency for the next owner. On the ground floor, the home features a spacious kitchen that is ripe for modernisation, offering plenty of scope to create a contemporary heart of the home. A cosy living room provides a warm and welcoming space to relax, while the bathroom is fitted with a three-piece suite. Upstairs, there are two character-filled bedrooms, both flooded with natural light and retaining the cottage's charm. Externally, the property boasts a large, fully enclosed rear garden, mainly laid to lawn, ideal for outdoor entertaining, gardening, or simply enjoying the peaceful surroundings. With its blend of traditional charm, modern upgrades, and future potential, this cottage is a fantastic opportunity in a sought-after village location.

## KITCHEN AND LIVING ROOM

The kitchen is a generous and versatile space arranged over two levels, adding interest and character to the layout. Currently fitted with a wooden kitchen, it offers space for all appliances and provides an excellent blank canvas for those looking to modernise. The size and configuration allow ample scope to reimagine the space, including the potential to incorporate a breakfast bar, making it an ideal area for both everyday living and entertaining.

The living room is a cosy and welcoming retreat, perfectly in keeping with the cottage's character. This comfortable space offers plenty of room for seating and provides a warm, relaxing atmosphere, ideal for unwinding at the end of the day or enjoying quiet evenings in.

## BEDROOMS

Upstairs, the property offers two charming bedrooms, both brimming with character and enjoying an abundance of natural light. Each room features exposed wooden floorboards, which enhance the cottage feel and add warmth and timeless appeal. The bedrooms are well-proportioned and versatile, making them ideal for a main bedroom and guest room, home office, or nursery, while retaining the unique charm expected of a property of this style and age.

## BATHROOM

The bathroom is located on the ground floor and is fitted with a three-piece suite, comprising a shower tray, wash hand basin, and WC. The space is neatly presented and practical, serving the home well while offering scope for future cosmetic enhancement if desired. Its functional layout makes it ideal for everyday use, complementing the cottage's blend of character and potential.

## OUTSIDE

Externally, the property enjoys a large, fully enclosed rear garden, offering a private and secure outdoor space. The garden is mainly laid to lawn, providing plenty of room for outdoor entertaining, gardening, or relaxation, with scope to personalise the space to suit individual needs. To the front of the property, there is off-road parking for two vehicles, adding to the convenience and practicality of this charming cottage.

## TENURE

Freehold

## SERVICES & AGENTS NOTE

Air Source Heat Pump, mains water, mains electricity, septic tank

Please note that the property has a flying freehold

## OUTGOINGS

Council Tax Band B

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889 Ref: 20972/JD

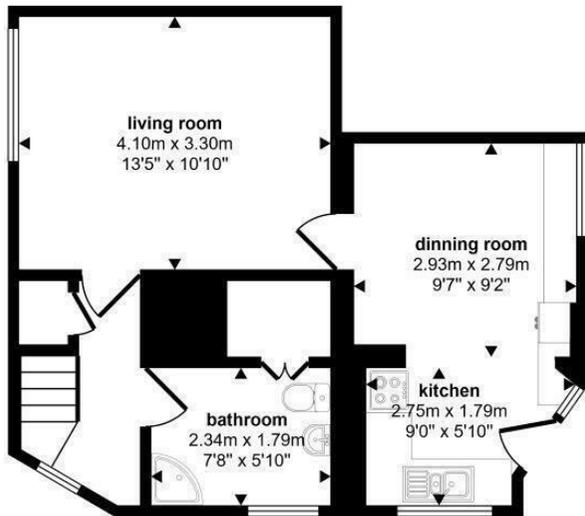
## FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

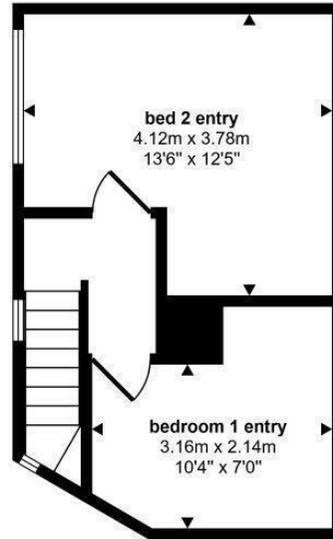




Approx Gross Internal Area  
67 sq m / 723 sq ft



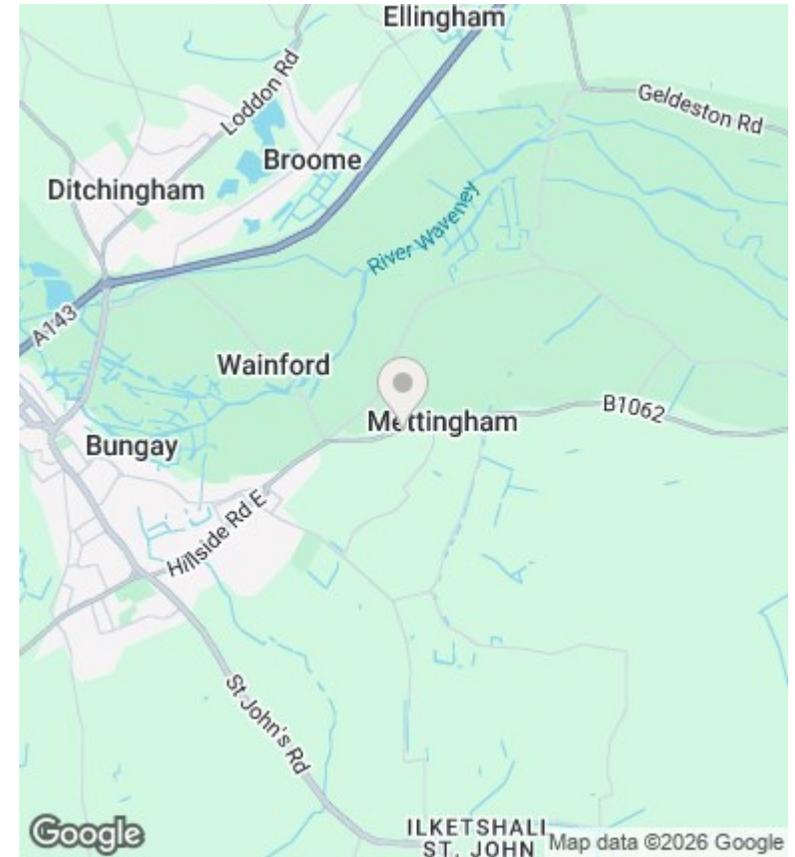
Ground Floor  
Approx 40 sq m / 433 sq ft



First Floor  
Approx 27 sq m / 290 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)