



Watch House Hill, Mettingham - NR35 1TB



Watch House Hill

Mettingham, Bungay

NO CHAIN! This charming TWO BEDROOM END OF TERRACE CHARACTER COTTAGE is offered to the market with NO CHAIN, providing a seamless move-in experience for the discerning buyer. Step inside to discover a beautifully RE-DECORATED and RE-PLASTERED interior, thoughtfully updated with a NEW FUSE BOX and partial RE-WIRING for peace of mind. On the ground floor there is a light-filled SITTING ROOM to the front, ideal for relaxing or entertaining, while the spacious KITCHEN/DINER to the rear offers ample storage and worktop space overlooking the garden with the entrance porch leading off. The property boasts a state-of-the-art and NEWLY INSTALLED AIR SOURCE HEATING SYSTEM and SOLAR PANELS in addition, delivering energy efficiency and modern comfort throughout. Upstairs, TWO GENEROUS DOUBLE BEDROOMS provide flexible accommodation for families, guests, or a home office, complemented by a CONTEMPORARY FAMILY SHOWER ROOM. Every aspect of this home has been carefully considered to blend period charm with modern convenience, creating a truly inviting living environment.



Externally, the well kept rear garden provides plenty of space for outside entertaining whilst OFF ROAD PARKING to the front can also be found.

Council Tax band: B

Tenure: Freehold

- No Chain!
- End Of Terrace Character Cottage
- Newly Installed Air Source Heating & Solar Panels
- Kitchen/Diner & Separate Sitting Room
- Re-Decorated, Re-Plastered & Re-Wired With New Fuse Box
- Two Ample Double Bedrooms & Family Shower Room
- Generous & Private Rear Gardens
- Off Road Parking To Front

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

Approached on Watch House Hill off the Beccles Road, you will find off road parking to the front on the grass bank suitable for a few vehicles. A gate to the side leads to the rear garden and the entrance door to the rear.

THE GRAND TOUR

Entering the cottage via the entrance to the rear there is a small entrance porch with space for coats and shoes, a door leads into the kitchen/diner which is set over two levels with a range of units as well as worktops over and space for all white goods. A door leads from the kitchen to the sitting room at the front with plenty of space for soft furnishings as well as plenty of natural light. A door leads from the sitting room to the inner hallway with stairs to the first floor landing and understairs storage. Off the hallway there is a ground floor shower room and w/c. Heading upstairs there are two bedrooms off the landing, both of which are double rooms with the smaller of the two rooms benefitting from built in storage.

FIND US

Postcode : NR35 1TB

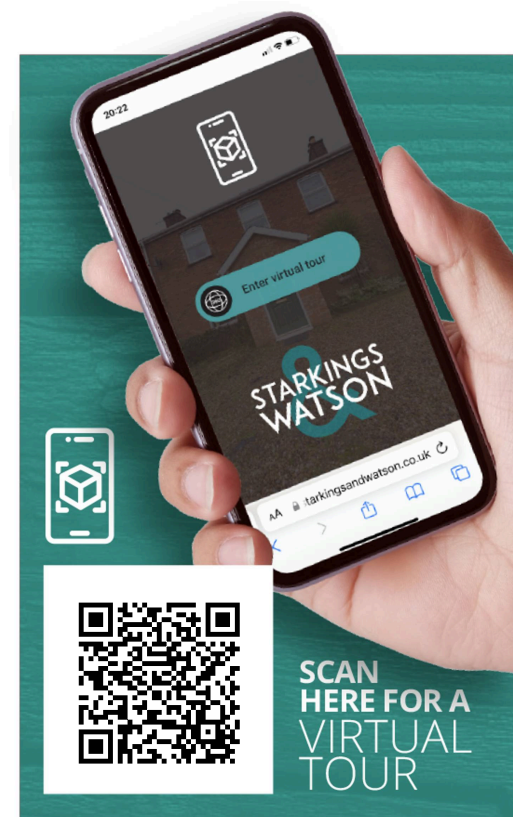
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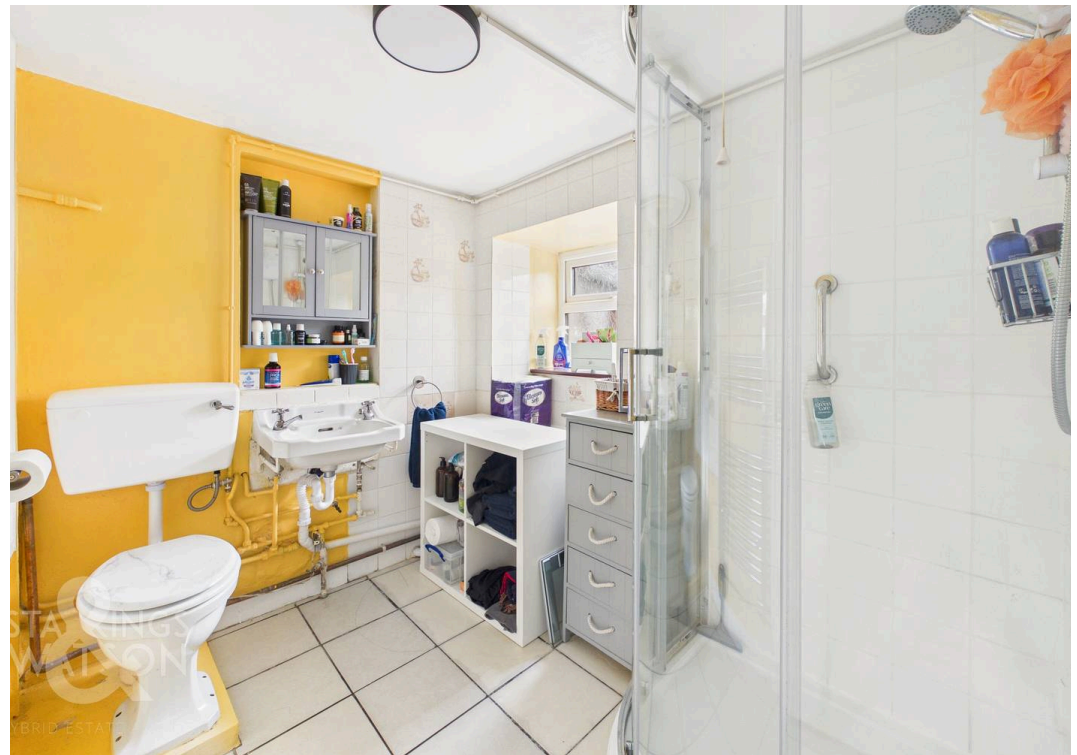
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised that the property benefits from private drainage via a septic tank. There are Solar Panels owned by the house with mains electricity and water connected. There is a flying freehold above the adjoining cottage.



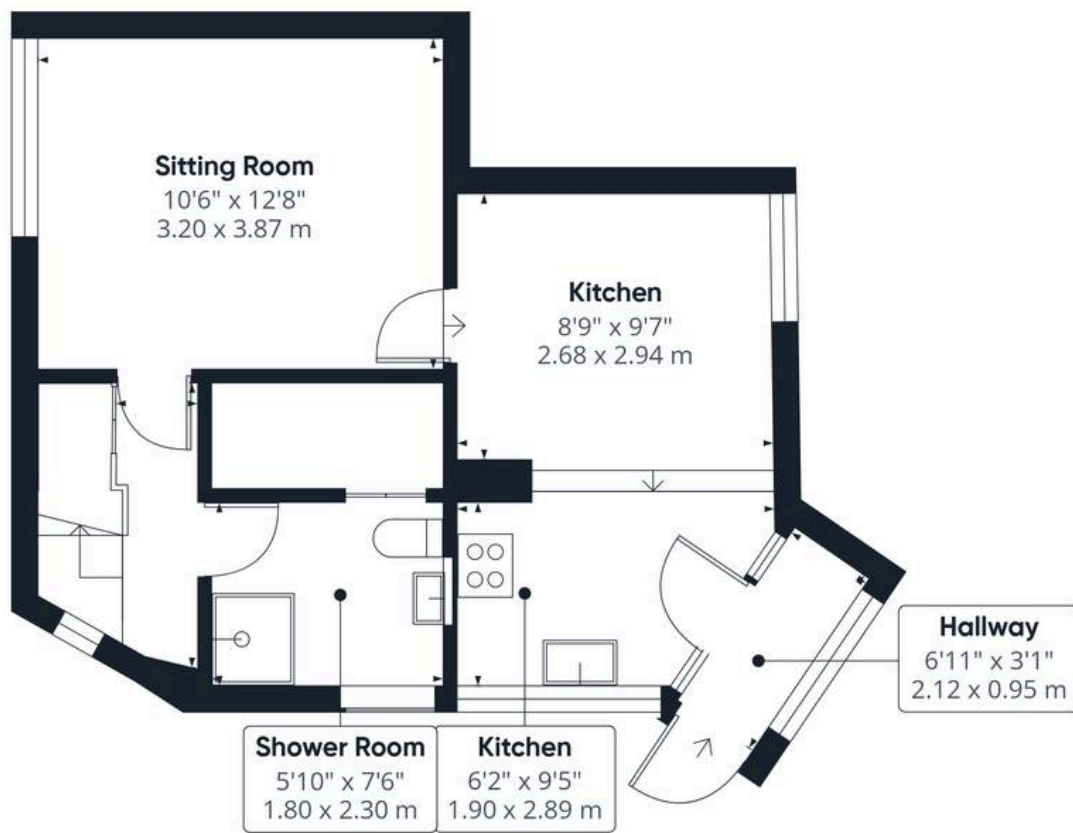




THE GREAT OUTDOORS

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 with scope to personalise the space to suit individual needs. Within the garden there is a range of outbuildings also providing useful storage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
653 ft²
60.7 m²

(1) Excluding balconies and terraces

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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.