



The Street, Bedingfield, Eye, IP23 7LQ
Guide Price £290,000 - £300,000



No onward chain - A three bedroom link detached property offering accommodation in the region of 1100 sq feet situated in the small picturesque village of Bedingfield.

The Street, Bedingfield, Eye

Key Features

- No onward chain
- Picturesque village location
- Off-road parking & garage
- Extension potential STPP
- Farmland views
- Freehold
- Council Tax Band C
- Energy Efficiency Rating E

Situation

Bedingfield is a very small village with a limited population. It is known for its rural and tranquil setting, making it appealing to those who seek a quiet and picturesque environment. The village is located in the eastern region of England, not far from the Norfolk border. It is approximately 20 miles (32 kilometers) north of Ipswich, the county town of Suffolk and surrounded by the scenic Suffolk countryside, which includes rolling hills, woodlands, and waterways. The nearby town of Eye offers additional services, including shops, schools, and healthcare facilities.

Description

Built of traditional brick and block cavity wall construction with smooth rendered exterior elevations, this three bedroom link detached property offers fantastic potential for improvement. The accommodation spans approximately 1100 sq feet and is spread over two floors comprising a spacious through lounge, a kitchen diner and a large lean to conservatory all on the ground floor and then two double bedrooms, a single bedroom and the family bathroom on the first floor.

Externally

Positioned on the right hand side of its plot the property offers the potential for extension STPP. A hard standing driveway provides off road parking for multiple vehicles and leads up to a single garage. The main gardens are found to the side and rear of the property and are mainly laid to lawn whilst being enclosed by panel fences to the right, and then conifer hedges to the rear and left hand side. In the garden there is also a range of sheds which will remain.



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The rooms are as follows:

ENTRANCE HALL: Access via upvc double glazed door, double storage cupboard to side housing the boiler, under stairs storage cupboard.

LOUNGE: 13' 11" x 14' 11" (4.24m x 4.55m)

With window to front aspect, feature fireplace with brick surround and tiled hearth, French doors to rear aspect, stairs rising to first floor level.

KITCHEN/DINER: 10' 6" x 14' 11" (3.21m x 4.55m)

With windows to front and rear aspect, the kitchen offers a range of wall and floor units, roll top work surfaces, inset sink with drainer and mixer tap, tiled splashbacks, wooden door giving access to the lean-to.

LEAN-TO: 22' 11" x 9' 10" (6.99m x 3.00m)

Windows to rear and side, French doors providing access to the garden, door leading to the garage. Tiled flooring.

FIRST FLOOR LEVEL - LANDING: With window to front and giving access to the bedrooms, bathroom and loft space above.

BEDROOM ONE: 10' 6" x 8' 11" (3.21m x 2.72m)

Window to rear with field views, built-in double wardrobe.

BEDROOM TWO: 10' 8" x 8' 5" (3.25m x 2.57m)

With window to rear giving field views. double wardrobe.

BEDROOM THREE: 7' 5" x 6' 2" (2.26m x 1.88m)

With window to front.

BATHROOM: 7' 1" x 5' 7" (2.16m x 1.71m)

Frosted window to front comprising panelled bath with shower over low level wc and hand wash basin. Part tiled walls.

SERVICES:

Drainage - septic tank

Heating - oil

EPC Rating - E

Council Tax Band - C

Tenure - freehold

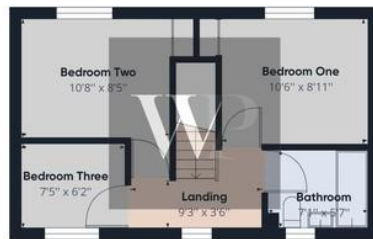
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Floor 0



Floor 1



Approximate total area⁽¹⁾
1095.41 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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