



BUNGALOW

WATCH HOUSE HILL, METTINGHAM, BUNGAY, NR35 1TB



Situated in the charming village of Mettingham, conveniently positioned close to the popular market towns of Beccles and Bungay, this two-bedroom detached bungalow presents an exciting opportunity for buyers seeking a property to modernise and make their own.

Occupying a generous plot with attractive field views to the rear, the property offers well-proportioned accommodation throughout. An entrance hall with a useful storage cupboard provides access to two bedrooms, a sitting room, bathroom and a kitchen/breakfast room. Located at the rear of the property, the kitchen/breakfast room enjoys views over the garden and benefits from a door leading to the dining room, as well as access to a pantry and separate utility room. The utility room provides further storage and has a door leading to the side of the property, offering practical everyday access.

Externally, the property is approached via a driveway providing off-road parking for several vehicles and leading to a garage/outbuilding with double opening doors. The front garden is laid to lawn with a variety of established plants and shrubs, with a pathway wrapping around the property and leading to the front entrance.

The generous rear garden is predominantly laid to lawn with a selection of mature plants and shrubs, enjoying delightful open

field views beyond — a wonderful backdrop offering a sense of space and countryside living.

In need of modernisation throughout, this detached bungalow offers tremendous potential to create a superb home in a sought-after village location.

Early viewing is highly recommended to fully appreciate the setting, plot size and potential on offer.

SERVICES

Mains electric is connected drainage is via septic tank. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band – C

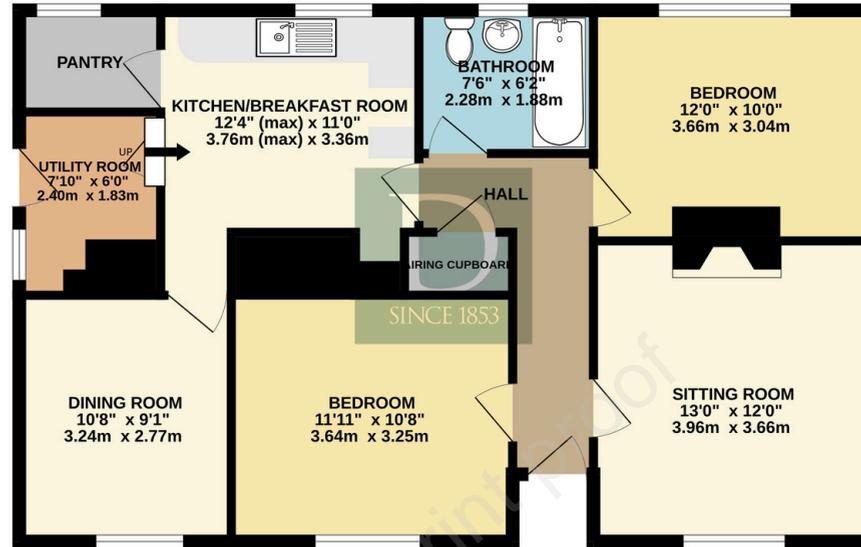




NO ONWARD
CHAIN!

FLOOR PLAN

GROUND FLOOR
794 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CONTACT US

Durrants, 10 New Market, Beccles,
Suffolk, NR34 9HA

Tel : **01502 712122**

Email : **beccles@durrants.com**

