



35 Bedingfield Road, Bungay

Minors & Brady



35 Bedingfield Road

Bungay

From the moment you arrive, this beautifully presented home offers an effortless sense of modern living. Built in 2025 by Cripps Developments and situated within a sought-after family-friendly neighbourhood, this stylish mid-terrace residence has been thoughtfully designed for contemporary lifestyles. Immaculately maintained and ready to move straight into, it provides bright, well-planned accommodation, a private garden and excellent practical features throughout, making it a superb choice for families, professionals and first-time buyers looking for a home they can enjoy from day one.

Agents Notes

Freehold.

Maintenance fee: £150 per annum for communal grounds.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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The Location

Bedingfield Road is situated within the historic market town of Bungay, offering a convenient residential setting with easy access to a wide range of local amenities. The town is highly regarded for its attractive character, strong community atmosphere, and picturesque surroundings on the Norfolk and Suffolk border.

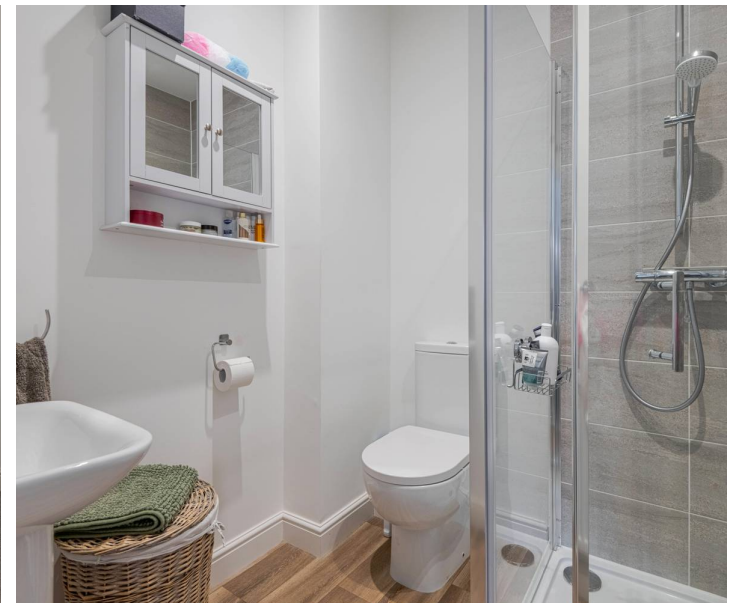
Residents benefit from an excellent selection of independent shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the town. Bungay's thriving town centre offers a range of everyday conveniences alongside a variety of local businesses, helping to maintain its traditional market town appeal.

The area enjoys an abundance of outdoor and recreational opportunities, with scenic walks along the River Waveney, nearby parks, and beautiful surrounding countryside. Bungay is also well known for its historic landmarks, including the ruins of Bungay Castle, which contribute to the town's distinctive character and heritage.

The town is conveniently positioned for access to the Norfolk Broads, the Suffolk coast, and a number of popular market towns and villages throughout the region. Nearby Beccles provides additional amenities and transport connections, whilst the city of Norwich offers an extensive range of shopping, dining, educational, and cultural facilities.

The area benefits from excellent road links via the A143 and A146, providing convenient access to Norwich, Lowestoft, Great Yarmouth, and the wider Norfolk and Suffolk region.

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The sense of care and quality is apparent from the moment you step inside. A bright and airy entrance hall creates an inviting first impression, setting the tone for the accommodation beyond, whilst a conveniently positioned cloakroom provides added practicality for everyday living.

At the front of the property, the kitchen/dining room serves as a sociable and well-appointed space, perfectly suited to everything from weekday breakfasts to entertaining friends and family. Fitted with stylish contemporary cabinetry, integrated oven and gas hob, the kitchen offers excellent storage and preparation space, alongside designated areas for additional appliances. A bay window draws natural light into the dining area, creating an attractive setting for a dining table and a pleasant outlook throughout the day.

Stretching across the rear of the home, the living room is both comfortable and welcoming. French doors open directly onto the garden, allowing indoor and outdoor living to flow effortlessly during the warmer months. A decorative wood burner provides an attractive focal point, adding character and warmth to the room and creating a cosy atmosphere during the cooler seasons.



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The first floor offers three well-proportioned bedrooms, each designed with comfort and practicality in mind. The principal bedroom enjoys the added luxury of a private en-suite shower room, providing a useful degree of privacy and independence. Two of the bedrooms benefit from built-in wardrobes, ensuring valuable storage is already in place and helping to maintain the home's clean, uncluttered feel. Serving the remaining bedrooms is a contemporary family bathroom, finished to a stylish standard and well-equipped for modern family life.

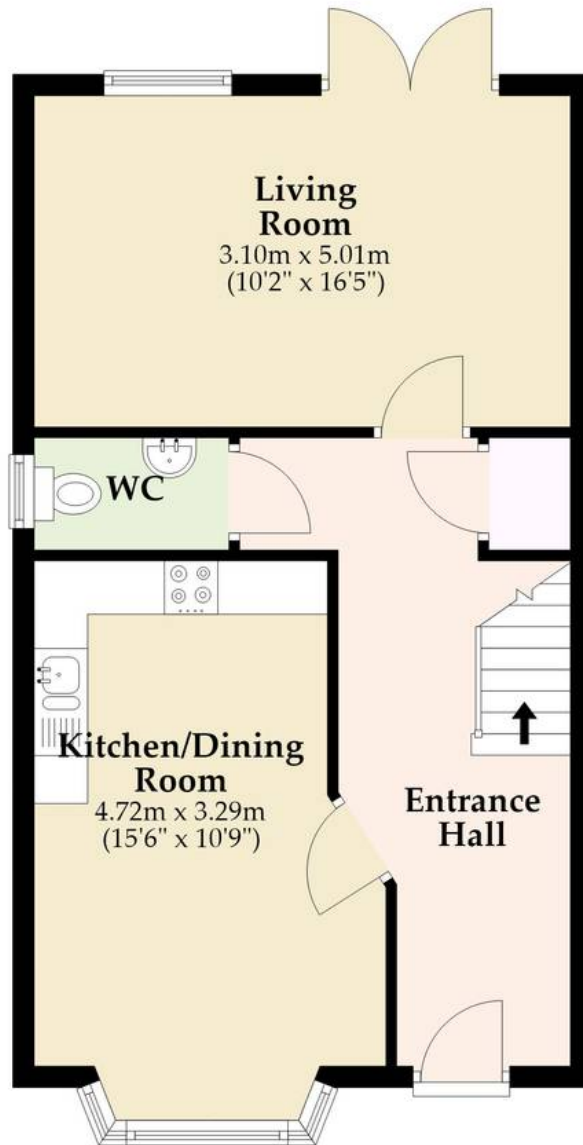
Outside, the rear garden has been carefully maintained to provide an attractive and manageable outdoor space. A paved patio offers the ideal spot for morning coffee, al fresco dining or relaxing with guests, whilst the lawn creates space for children to play or keen gardeners to add their own touch. A timber shed provides practical additional storage.

A brick-weave driveway offers off-road parking and leads to a single garage, currently utilised for storage, enhancing the property's practicality and appeal.



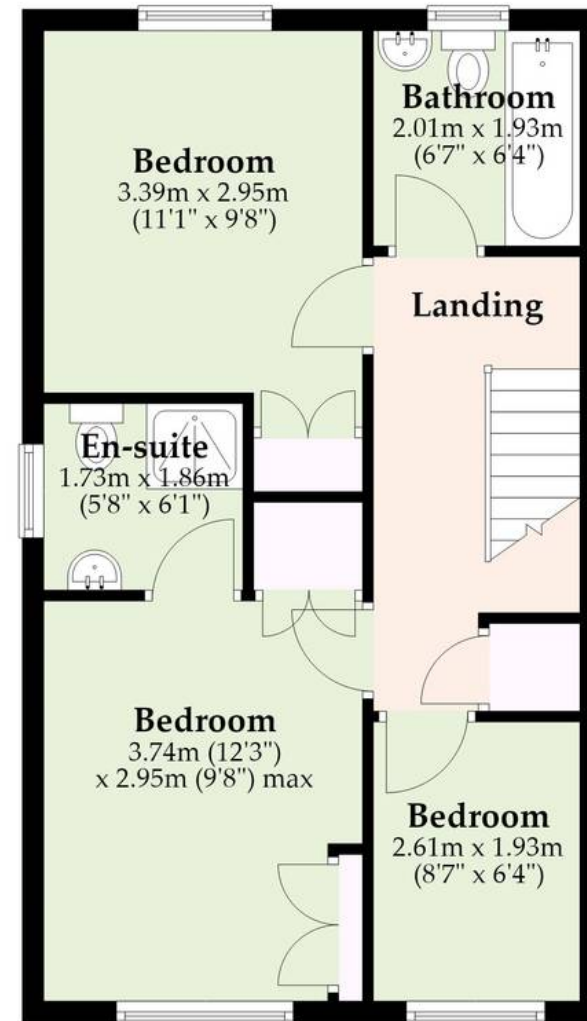
Ground Floor

Approx. 46.4 sq. metres (499.6 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



Total area: approx. 91.6 sq. metres (986.5 sq. feet)

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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.

Plan produced using PlanUp.

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