

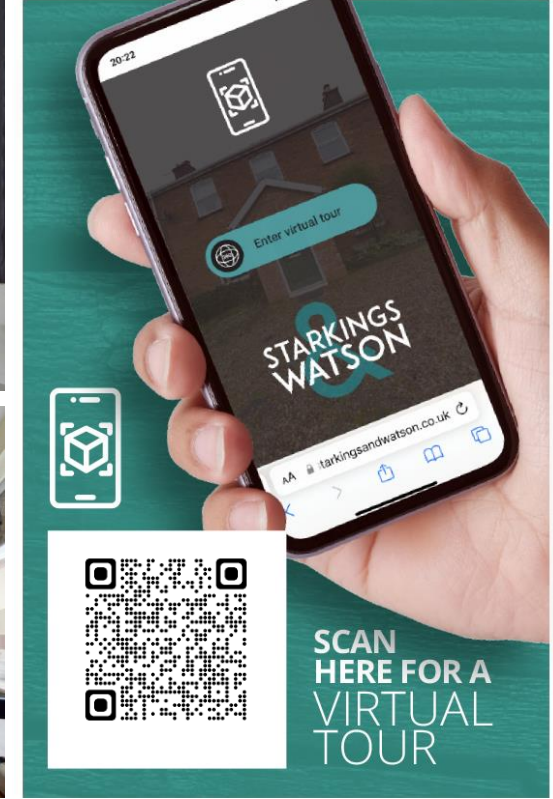
STAITHE ROAD

Bungay NR35 1ET

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01986 490590

FOR SALE
PROPERTY



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- End-Terrace Home
- 2021 Installed Gas Central Heating Boiler
- Two Reception Rooms
- Attractive Fireplace & Wood Burner
- Modern Fitted Kitchen
- Two Double Bedrooms
- Landscaped Gardens
- Substantial Off Road Parking & Garage

This END-TERRACE HOME is located within WALKING DISTANCE to the heart of BUNGAY, and includes SUBSTANTIAL OFF ROAD PARKING, and a SINGLE GARAGE with power and lighting. Entering the property, a CHARACTERFUL interior greets you, with a USEFUL DINING HALL with built-in UTILITY CUPBOARD and space for your washing machine. Doors lead to the DUAL ASPECT SITTING ROOM with ATTRACTIVE BRICK BUILT FIREPLACE and inset cast iron WOOD BURNER, and also to the MODERN fitted KITCHEN with SOLID WORK SURFACES and a door to the garden! Upstairs, TWO DOUBLE BEDROOMS can be found, including the LARGE MAIN BEDROOM with built-in wardrobes, and the family bathroom. With an UPDATED INTERIOR, the property also offers a 2021 installed GAS fired CENTRAL HEATING BOILER. The GARDEN is bi-sected, but offers a LARGE PATIO and lawned space, with an open rear aspect, and gate to the driveway and garage.

LOCATION

The property is situated within the quaint market town of Bungay. Within walking distance to the town centre, an extensive range of amenities including doctors, schooling, dentist, 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.

DIRECTIONS

You may wish to use your Sat-Nav (NR35 1ET), but to help you... Leaving the town centre via Earsham Street, go towards the roundabout, and take the third road off the roundabout onto Trinity Street and follow this road around to the left into Staithe Road. The property can be found on your left hand side, as the road bears to the right, as indicated by our For Sale board.

AGENTS NOTE

Potential purchasers should be aware the property is located within close proximity to commercial premises.

Occupying an end position, ample off road parking is provided to the side, with parking for several vehicles, with access to the garage and gardens.

uPVC obscure double glazed entrance door to:

DINING HALL

11' 3" x 9' 11" (3.43m x 3.02m) A characterful room with exposed wall and ceiling timber beams, wood effect flooring, radiator, uPVC double glazed window to side, telephone point, thermostat heating control, cupboard housing electric fuse box, walk-in utility cupboard with space for washing machine and tumble dryer, doors to:

SITTING ROOM

15' 5" x 11' 10" Max. (4.7m x 3.61m) Centred around an exposed brick built fire place, a cast iron wood burner sits upon a pamment tiled hearth, fitted carpet, radiator x2, twin aspect uPVC double glazed window to front and side, television point, exposed wall and ceiling timber beams, stairs to first floor landing, smooth ceiling.



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KITCHEN

11' x 9' 11" (3.35m x 3.02m) Modern fitted range of wall and base level units with solid wood work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric oven with extractor fan, wood effect flooring, space for dishwasher and fridge freezer, radiator, uPVC double glazed windows to side and rear, uPVC double glazed door to rear garden, extractor fan, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

15' 3" x 11' 11" Max. (4.65m x 3.63m) This large main bedroom offers a built-in open plan wardrobe with hanging space and shelving, fitted carpet, radiator, uPVC double glazed window to side, wall lighting, television point, smooth ceiling with exposed timber beams.

DOUBLE BEDROOM

9' 6" x 6' 11" (2.9m x 2.11m) Fitted carpet, radiator, uPVC double glazed window to rear with garden views, smooth ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with electric shower, aqua board splash backs and wood panelling, radiator, uPVC obscure double glazed window to side, built-in airing cupboard housing the 2021 wall mounted gas fired central heating boiler and storage shelving, wood effect flooring, extractor fan.

OUTSIDE REAR

This well-proportioned bi-sected garden offers direct access from the kitchen, with a large patio, and walled lawned section. Timber sheds offer storage, with gated access to the side, outside power, lighting, and an outside water supply. With a private open rear aspect, the garden offers a railway sleeper flower bed, and access to the driveway.

GARAGE

Up and over door to front, storage above, uPVC double glazed door to side, power and lighting.

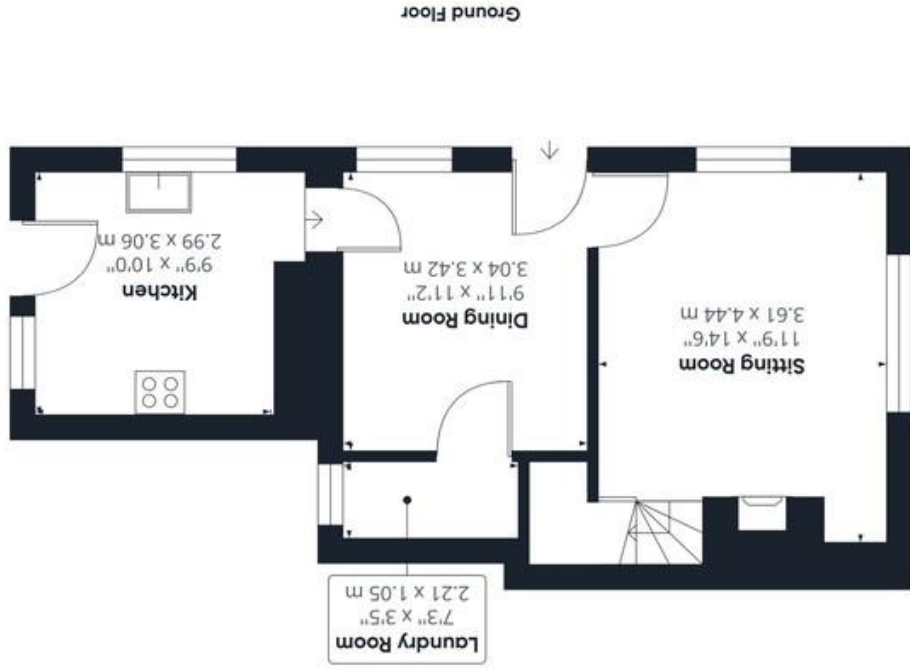
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
759.63 ft²
70.57 m²