

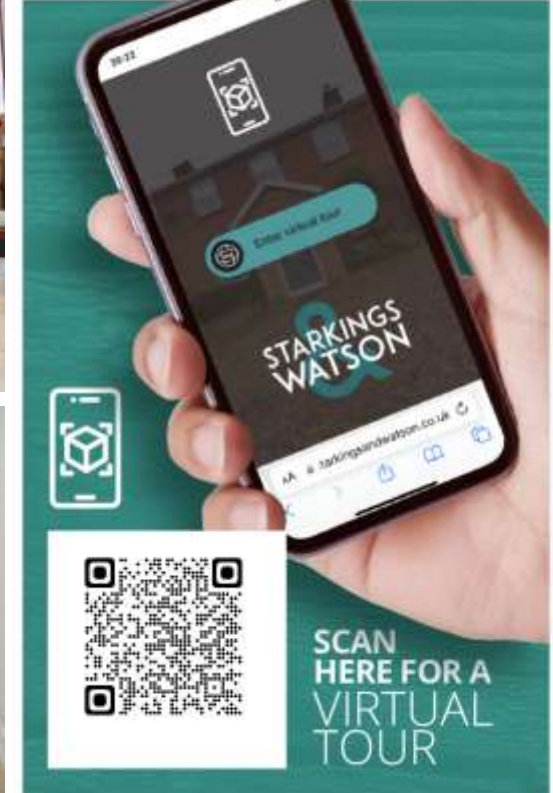
PRINCES ROAD

Bungay NR35 1RS

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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starkingsandwatson.co.uk



- Brand New Detached Home
- Ready to Move-In
- Open Plan Living
- Sitting/Dining Room
- Hall Entrance & Cloakroom
- Three Bedrooms
- Lawned Gardens
- Parking for Three Cars

READY TO MOVE IN! This brand new DETACHED FAMILY HOME offers a BLEND of MODERN LIVING, with off road PARKING and GREAT ACCESS to BUNGAY'S AMENITIES. Set back from the road, the driveway will offer PARKING for SEVERAL vehicle, with GATED ACCESS to the lawned REAR GARDEN. Once inside, a NEUTRALLY DECORATED INTERIOR greets you, with uPVC WINDOWS and gas fired CENTRAL HEATING. A hall entrance lead to the SITTING ROOM with FRENCH DOORS to the garden, cloakroom, and MODERN Howdens fitted KITCHEN/DINING ROOM. To the first floor, THREE SPACIOUS BEDROOMS, an EN SUITE to the main bedroom, and FAMILY BATHROOM completes the property. Aqua board splash backs and CONTEMPORARY FLOORING are included in the finish.

LOCATION

The property is situated on the edge of the quaint market town of Bungay. Within walking distance to the town centre, offering 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 1RS) but to help

you...Upon entering Bungay on the Flixton Road/B1062 - This road becomes Hillside Road West which is to be followed for approximately another mile until a turning for Manor Road can be found on the right hand side. Take this turning and then take a left onto Queens Road, follow until the end and turn right onto Princes Road. Follow round to the end where the property can be found on the left hand side, indicated by our For Sale board.

The property is approached via a generous brick weave driveway.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Ready for flooring, radiator, stairs to first floor landing, smooth ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin with storage cupboard under and mixer tap over, extractor fan, ready for flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling with recessed spotlights.

SITTING/DINING ROOM

18' 3" x 16' 1" Max (5.56m x 4.9m) Ready for flooring, radiator x2, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed French doors to rear, television point, smooth ceiling, opening to:

KITCHEN

10' 9" x 9' 4" (3.28m x 2.84m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, inset electric hob, built-in electric oven and extractor fan over, space for fridge freezer, space for washing machine, ready for flooring, uPVC double glazed window to front, cupboard



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housing wall mounted gas fired central heating boiler, smooth ceiling with recessed spotlights.

STAIRS TO FIRST FLOOR LANDING

Ready for flooring, radiator, uPVC double glazed window to side, smooth ceiling with loft access hatch, doors to:

BEDROOM

8' x 7' 1" (2.44m x 2.16m) Ready for flooring, radiator, uPVC double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

11' 1" x 9' 1" Max (3.38m x 2.77m) Ready for flooring, radiator, uPVC double glazed window to rear, television and telephone points, smooth ceiling.

FAMILY BATHROOM

9' x 6' 1" (2.74m x 1.85m) Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath, shower cubicle with thermostatically controlled shower, aqua board splash backs, extractor fan, ready for flooring, vertical radiator, uPVC obscure double glazed window to side, smooth ceiling with recessed spotlights.

DOUBLE BEDROOM

11' 5" x 9' Max (3.48m x 2.74m) Ready for flooring, radiator, uPVC double glazed window to front, television and telephone points, smooth ceiling, door to:

EN SUITE

6' 10" x 6' 9" (2.08m x 2.06m) Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with thermostatically controlled shower, aqua board splash backs, ready for flooring, vertical radiator, uPVC obscure double glazed window to front, smooth ceiling with recessed spotlights.

OUTSIDE

The property offers a spacious patio area and ready to make your own space whilst being enclosed with timber panelled fencing.

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:

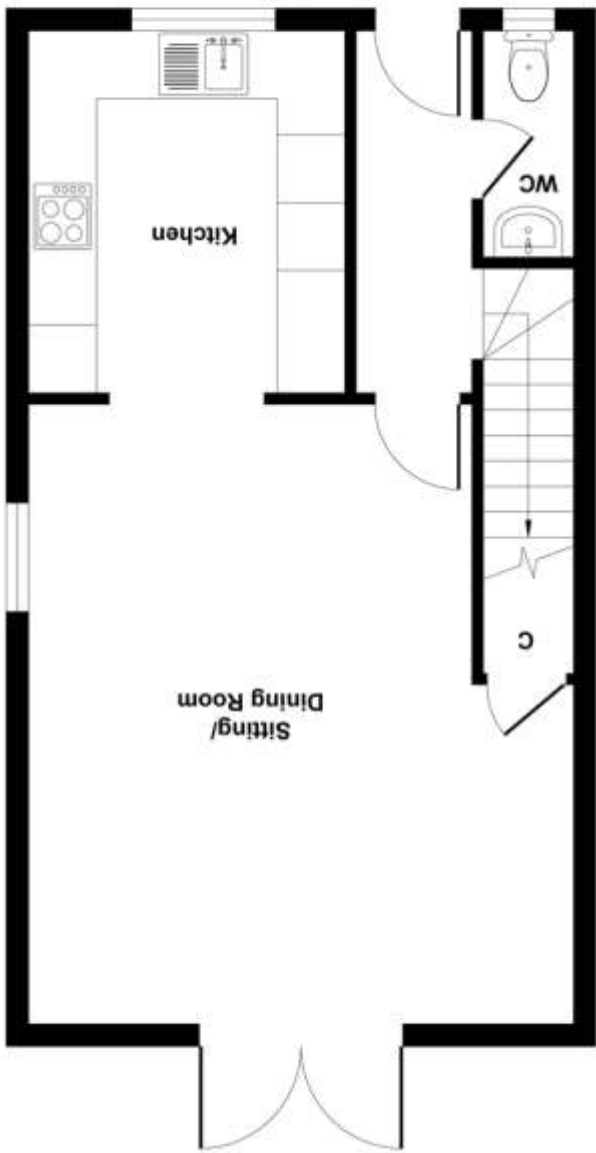


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Approx. Gross Internal Floor Area 940 sq. ft / 87.32 sq. m

Ground Floor
Approximate Floor Area
470 sq. ft
(43.66 sq. m)



First Floor
Approximate Floor Area
470 sq. ft
(43.66 sq. m)

