



## Newgate, Kirby Cane, Bungay

Offers In Excess of £380,000 Freehold

Energy Efficiency Rating : E

- ✓ Detached Bungalow
- ✓ Sought After Village Location
- ✓ Extensive Accommodation
- ✓ Approx. 1100 sq ft (stms)
- ✓ 2/3 Bedrooms
- ✓ Flexible Reception Space
- ✓ Bathroom & Cloakroom
- ✓ Generous Gardens Front & Rear

To arrange an accompanied viewing please call our Bungay Office on 01986 490590

**STARKINGS  
&  
WATSON**





NO CHAIN! The property can be found tucked away within the POPULAR VILLAGE of KIRBY CANE between the market towns of BUNGAY & BECCLES. The property itself offers GENEROUS ACCOMMODATION over one floor extending to approximately 1100 sq ft (stms), with ample gardens to front and rear, and the POTENTIAL to EXTEND and improve further (stp). Internally you will find the entrance via the conservatory, leading into the main hallway which is open plan to the DINING ROOM which could easily become a third bedroom. Off the hallway the SITTING ROOM includes a WOOD BURNER, with the kitchen/breakfast room adjacent, utility room, cloakroom, family bathroom and TWO GENEROUS DOUBLE BEDROOMS. Externally, the rear garden is very private backing onto fields beyond and to the front there is PLENTY of OFF ROAD PARKING as well as a car port. The property is connected to mains drainage and has oil fired central heating.

#### LOCATION

The property is located in the village of Kirby Cane which adjoins Ellingham. The village has a local shop/newsagents, primary school, playground, church and the well-known 'Olive Tree' restaurant. Bungay lies within the popular Waveney Valley and offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, the Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 16 miles away.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR35 2PP), but to help you...Leave Beccles on the A146 heading towards Norwich. Follow the road straight over at the roundabout just outside Gillingham and left at the next roundabout heading towards Bungay and Halesworth. Follow the road for approximately 4 miles and the turn left onto Church Road - signposted Kirby Cane. Follow Church Road until it bends to the right but turn left on the bend and then left again onto Newgate. The property can be found a little further on the left hand side.

#### AGENTS NOTE

The property is accessed via a shared un-adopted roadway leading to property. There are Solar panels which are owned by the property however we don't hold any details of the current feed in tariff.

The property is approached via a private gated and shingled driveway with front lawned gardens and covered car port leading to the gated side access and main entrance door via the conservatory.

uPVC double glazed entrance door to:

#### CONSERVATORY

12' 3" x 10' 2" (3.73m x 3.1m) Wood flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to side, double doors to:

#### ENTRANCE HALL

Fitted carpet, radiator, coved ceiling, opening to:

#### DINING ROOM

9' 9" x 9' 8" (2.97m x 2.95m) Fitted carpet, radiator, uPVC double glazed French doors to front, coved ceiling.

#### SITTING ROOM

17' 11" x 13' (5.46m x 3.96m) Cast iron wood burner set within a decorative fire place, fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, television point, coved ceiling.

#### KITCHEN/BREAKFAST ROOM

18' 10" x 9' 10" (5.74m x 3m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for Range Style electric or gas cooker and extractor fan over, space for fridge freezer, space for dishwasher, space for washing machine, under cupboard lighting, space for breakfast table, vinyl flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door to rear, smooth ceiling with recessed spotlights.

#### UTILITY ROOM

7' 2" x 5' 8" (2.18m x 1.73m) Complementary rolled edge work surfaces, space for washing machine, space for tumble dryer, vinyl flooring, radiator, uPVC double glazed window to rear, built-in airing cupboard, coved ceiling.

#### CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to rear, coved ceiling.

#### FAMILY BATHROOM

Four piece suite comprising low level W.C, hand wash basin set within vanity unit and mixer tap over, panelled bath with mixer shower tap, double shower cubicle with thermostatically controlled shower and glazed shower screen, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to rear, coved ceiling.

#### DOUBLE BEDROOM

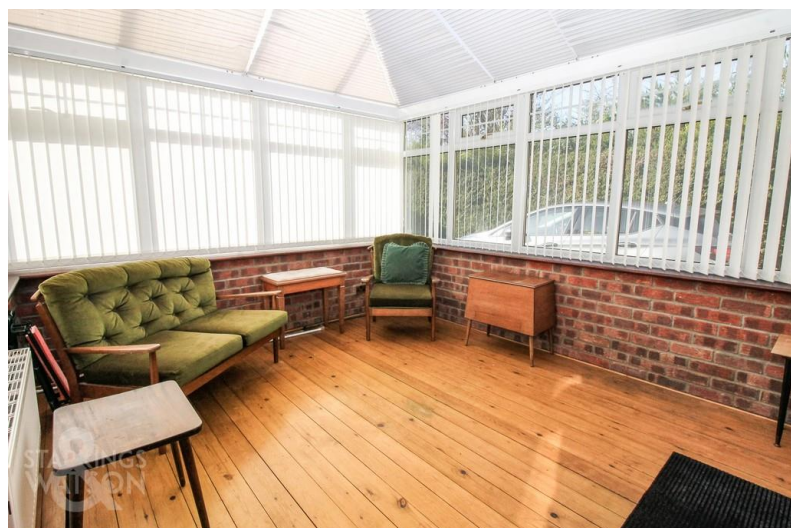
13' x 10' 9" (3.96m x 3.28m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

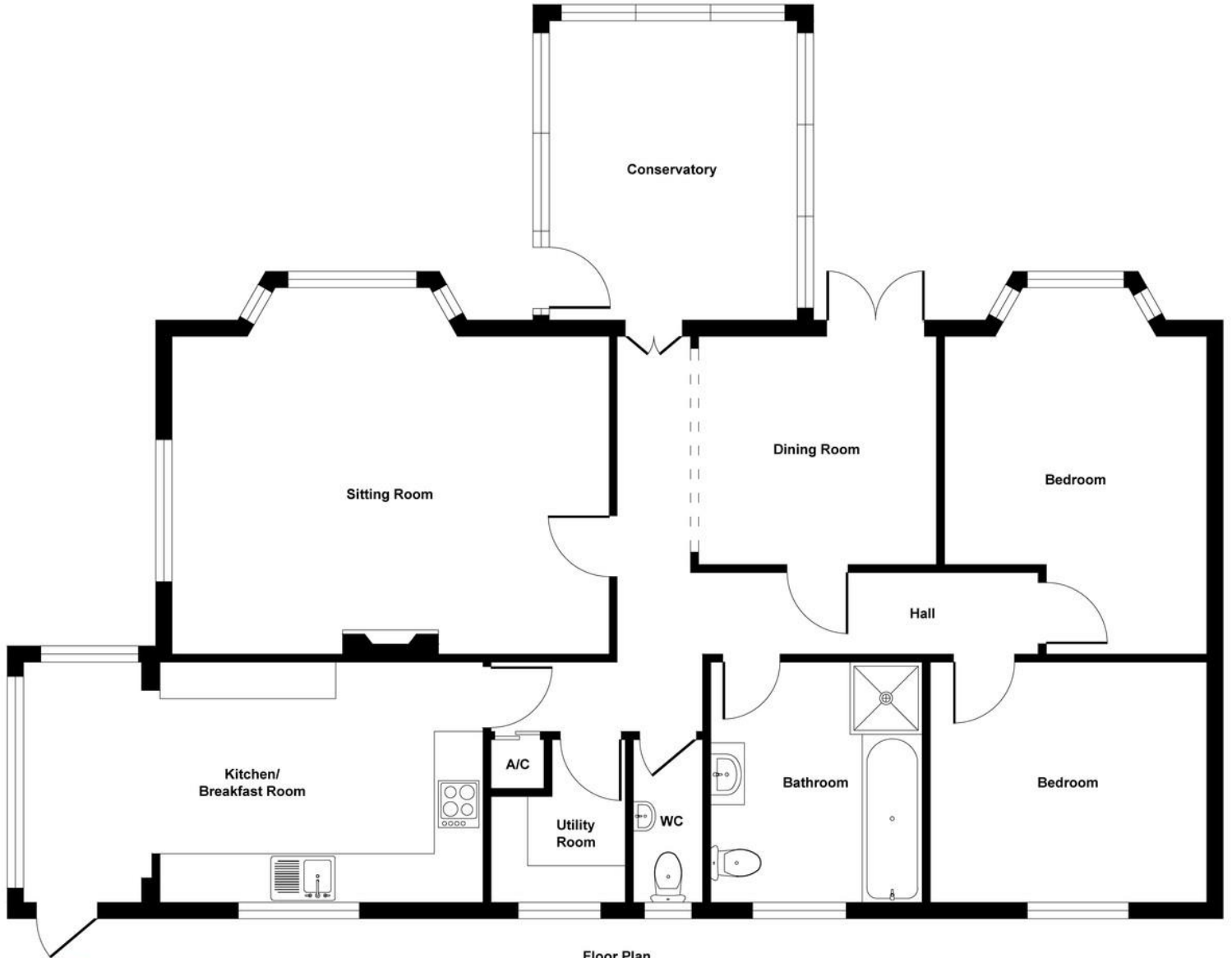
#### DOUBLE BEDROOM

11' 10" x 9' 11" (3.61m x 3.02m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

#### OUTSIDE

The rear garden is accessed by the door leading from the kitchen onto a large paved patio terrace ideal for outside entertaining. The rear garden is generous in size predominantly laid to lawn with mature trees, shrubs and flower borders, and backs onto open fields. Also, within the garden you will find an external boiler room together with various outbuildings, timber built sheds and the summerhouse.





Floor Plan  
 Approximate Floor Area  
 1199 sq. ft  
 (111.39 sq. m)

**Approx. Gross Internal Floor Area 1199 sq. ft / 111.39 sq. m**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

**Centralised Hub:**

Crafton House | Rosebery Business Park | Mentmore Way | Poringland | Norwich | NR14 7XP  
 01603 336116 | sales@starkingsandwatson.co.uk | lettings@starkingsandwatson.co.uk



SWEA Ltd t/a Starkings & Watson. Company Registration Number 10386501  
 Registered Office 45a Birchfield Lane, Mulbarton NR14 8AA  
 VAT Registration Number 253 994 172