

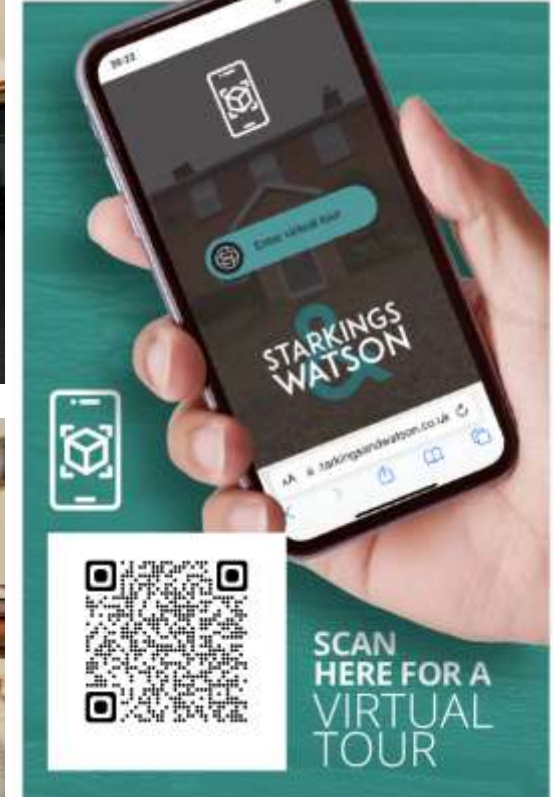
# CHAPEL MEADOW

## Kirby Cane, Bungay NR35 2PR

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- No Chain!
- Detached Bungalow
- Presented In Good Order
- Sitting Room with Wood Burner
- Kitchen/Dining Room & Utility Space
- Two Double Bedrooms & Shower Room
- Private Landscaped Garden & Garage
- Solar Panels & Electric Heating

NO CHAIN. Located at the end of QUIET and SMALL CUL-DE-SAC within the popular village of KIRBY CANE you will find this DETACHED BUNGALOW presented in GOOD ORDER having been modernised in recent years. The bungalow benefits from SOLAR PANELS as well as ELECTRIC CENTRAL HEATING, along with AMPLE DRIVEWAY PARKING and a garage with WELL KEPT LANDSCAPED GARDENS to the rear. Internally you will find a central hallway leading to a TRIPLE ASPECT sitting room with WOOD BURNER, a kitchen/dining room with rear lobby/utility space. There are then TWO GENEROUS DOUBLE BEDROOMS to the front with a RE-FITTED modern SHOWER ROOM as well. As mentioned, the rear gardens are mainly laid to patio for ease of maintenance but offer a good degree of privacy with plenty of parking to the front.

#### 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 unspoiled 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 2PR), 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. Chapel Meadow is a small cul-de-sac found on the right hand side with the property located tucked up the end on the right hand side.

#### AGENTS NOTE

The property benefits from solar panels generating electricity credit, electric central heating, cavity wall insulation and additional loft insulation.

The property is approached via a hard standing and shingled driveway leading to the single garage and gated pathway leading main side entrance door.

Obscure double glazed entrance door to:

#### ENTRANCE HALL

Fitted carpet, built-in airing cupboard, loft access hatch, floor standing electric boiler, doors to:

#### SITTING ROOM

15' 9" x 12' 1" (4.8m x 3.68m) Cast iron wood burner with tiled hearth and timber beam, fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, television and telephone points, door to:



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#### KITCHEN/DINING ROOM

15' 9" x 8' 9" (4.8m x 2.67m) 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 electric or gas cooker and extractor fan over, space for fridge/freezer, space for dining table, tiled effect flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, door to:

#### REAR PORCH

Vinyl flooring, uPVC double glazed window to side x2, uPVC double glazed door to rear, space and plumbing for washing machine and tumble dryer.

#### DOUBLE BEDROOM

11' 9" x 8' 3" (3.58m x 2.51m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobe, smooth ceiling.

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, walk-in shower with thermostatically controlled shower, tiled splash backs, aqua board splash backs, shaver point, extractor fan, vinyl flooring, wall mounted electric heater, heated towel rail, uPVC obscure double glazed window to side, smooth ceiling with recessed spotlights.

#### DOUBLE BEDROOM

12' 12" x 9' 9" (3.96m x 2.97m) Fitted carpet, radiator, uPVC double glazed window to front.

#### OUTSIDE

The private rear garden is mainly laid to patio for ease of maintenance but offers extensive planting borders with mature shrubs and trees giving a good degree of privacy. There is a greenhouse and garden shed as well as a pond and gated access to the rear giving easy walking access to the village and amenities.

#### GARAGE

16' 8" x 9' (5.08m x 2.74m) Electric roller door to front, window to rear, door to side.

**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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Floor Plan  
Approximate Floor Area  
749 sq. ft  
(44.50 sq. m)

Approx. Gross Internal Floor Area 749 sq. ft / 44.50 sq. m

