

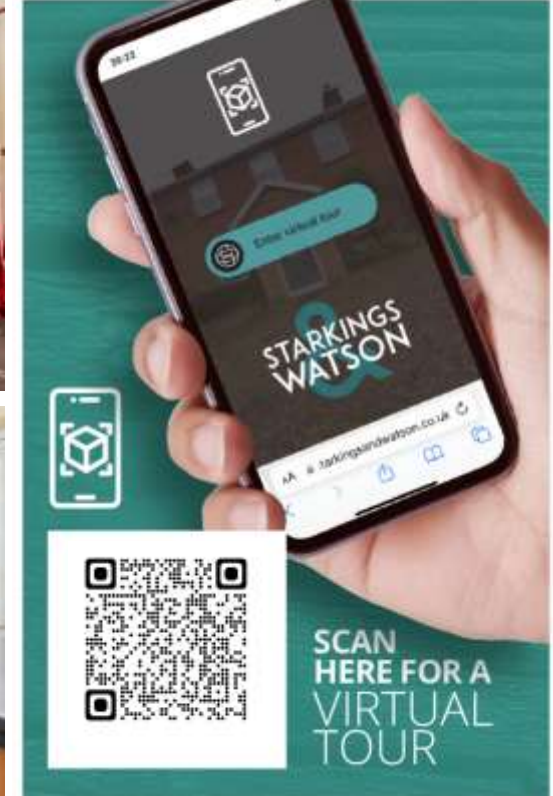
FAIRFIELD ROAD

Bungay NR35 1RY

Freehold | Energy Efficiency Rating : C

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
- Walking Distance to Town
- Cul-De-Sac Location
- Three Generous Bedrooms
- 17' Sitting Room
- Private Gardens Front & Rear With Garage
- Gas Central Heating & uPVC Double Glazing

NO CHAIN. Occupying an ELEVATED POSITION on this quiet CUL-DE-SAC within walking distance of the town centre, is this DETACHED BUNGALOW with private gardens to the front and rear, as well as OFF ROAD PARKING and a GARAGE. The property itself is generally well presented and ready to move into, benefiting from uPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING with an energy rating of C. The accommodation is somewhat deceptive with a kitchen to the front, central hallway leading to THREE GENEROUS BEDROOMS, a shower room, a 17' SITTING ROOM to the rear overlooking the garden and a side lobby giving access to the front and rear. As mentioned, there are extensive and well-kept gardens to the front with a garden shed and pergola and to the rear there are further south facing and private lawned gardens.

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 1RY), 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, and then to the right onto Wingfield Street. At the T-junction turn left onto Lower Olland Street. Follow the road, turning left into Hillside Road East, and first right onto Mayfair Road. Turn right onto Fairfield Road, where the property can be located on the right hand side.

A hard standing driveway leads to the single garage with gated access onto lawned front garden split over a few levels. The mature front garden is laid to lawn with various planted shrubs and trees and borders, with a timber shed and pergola with pathway leading to main side entrance door.

uPVC obscure double glazed entrance door to:

KITCHEN

12' 8" x 8' 9" (3.86m x 2.67m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, space for electric or gas cooker, space for fridge, space for fridge/freezer, space for washing machine, vinyl flooring, radiator, uPVC double glazed window to front, wall mounted gas fired central heating boiler, coved ceiling, door to:

INNER HALL

Fitted carpet, radiator, uPVC double glazed door to side, built-in storage cupboard, telephone point, coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

12' 7" x 7' 9" (3.84m x 2.36m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.



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DOUBLE BEDROOM

16' 3" x 10' (4.95m x 3.05m) Fitted carpet, radiator, uPVC double glazed window to front, built-in double wardrobe, coved ceiling.

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower, tiled walls, vinyl flooring, radiator, uPVC obscure double glazed window to side.

BEDROOM

9' 3" x 8' 2" (2.82m x 2.49m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

SITTING/DINING ROOM

17' 2" x 12' 2" (5.23m x 3.71m) Feature fire place, fitted carpet, radiator, uPVC double glazed sliding patio door to rear, television point, smooth coved ceiling.

SIDE LOBBY

Fitted carpet, obscure double glazed window to side, double glazed door to front, double glazed door to rear.

OUTSIDE

The property enjoys a south facing and private rear garden mainly laid to lawn with various mature trees and shrubs, a small pond and hedging. A paved patio with pathway leads to the side lobby whilst the rear gardens are in addition to the further private gardens to the front.

GARAGE

Up and over door to front, window 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
874 sq. ft
(81.19 sq. m)

Approx. Gross Internal Floor Area 874 sq. ft / 81.19 sq. m

