

YARMOUTH ROAD

Kirby Cane, Bungay NR35 2HQ

Freehold | Energy Efficiency Rating : D

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

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STARKINGS & WATSON

- Detached 1920's Bungalow
- Sought After Village Location
- Presented In Good Order & Flexible Layout
- Two Double Bedrooms
- Two Receptions & Kitchen/Breakfast Room
- Family Bathroom & Cloakroom
- Impressive 1/3 Acre Plot (stms)
- Ample Parking, Driveway & Garaging

IN SUMMARY

This DETACHED 1920's BUILT BUNGALOW within the popular village of KIRBY CANE offers FLEXIBLE EXTENDED ACCOMMODATION presented in good order with IMPRESSIVE GARDENS extending to approximately 0.3 ACRES (stms). To the front of the property there is AMPLE OFF-ROAD PARKING for cars, caravans and boats with vehicular gated access down both sides of the property. To the rear, the impressive PRIVATE REAR GARDEN is extensively planted offering multiple areas to explore as well as a large vegetable garden, outbuildings and GARAGING. Internally, the bungalow boasts TWO GENEROUS DOUBLE BEDROOMS, TWO RECEPTION ROOMS with the sitting room benefiting from a NEWLY INSTALLED WOOD BURNER. There is a modern kitchen/dining room to the rear, a CLOAKROOM and a separate bathroom also.

SETTING THE SCENE

Accessed from Yarmouth Road via the shingled driveway providing ample off-road parking and access to the main front door. There is also gated side access

to both sides of the property suitable for vehicles.

THE GRAND TOUR

Upon entering through the main front door into the welcoming hallway, you can see this property is presented in good order and has a particularly welcoming feel. Accessed from the central hallway you will find all the rooms and starting at the front there are two double bedrooms. To the right the slightly larger bedroom with plenty of room for all furniture and a feature bay window overlooking the front. To the left a very similar bedroom also with feature bay window. Leading further down the corridor you will find a large coats cupboard, a separate cloakroom and then the family bathroom which comprises a bath, separate shower, hand wash basin and W.C. The wonderfully sized kitchen/dining room is beyond with access to the rear garden flooded with natural light. The kitchen houses plenty of cupboard space, inset sink and drainer, space for a range of white goods and the oven as well as a table and chairs. You will also find the oil-fired boiler wall mounted in the kitchen. The heart of the home is the sitting room adjacent which houses a magnificent cylindrical wood-burner as well as door out onto the rear garden. The sitting room is semi open plan to the dining room behind which could of course be used as a third bedroom if needed. The windows are all uPVC double glazed throughout and accessed from the central hallway there is a generous loft space.



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THE GREAT OUTDOORS

The rear garden extending to approximately 0.3 acres (stms) offers all the space you would need. The first part of the rear garden is predominately paved and shingled giving access to the detached garage from either the front or side. In this section of garden you will find a selection of well stock planted borders and mature shrubs. There is a pergola leading onto the second section of garden which is mainly laid to lawn flanked by mature trees and shrubs with a summer house creating the ideal spot to enjoy the garden on offer. Beyond this is the working end of the garden with extensive raised vegetable beds, a poly-tunnel and shed. The garden is fully enclosed with timber fencing, whilst to the front of the bungalow you will find ample space for off road parking.

OUT & ABOUT

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.

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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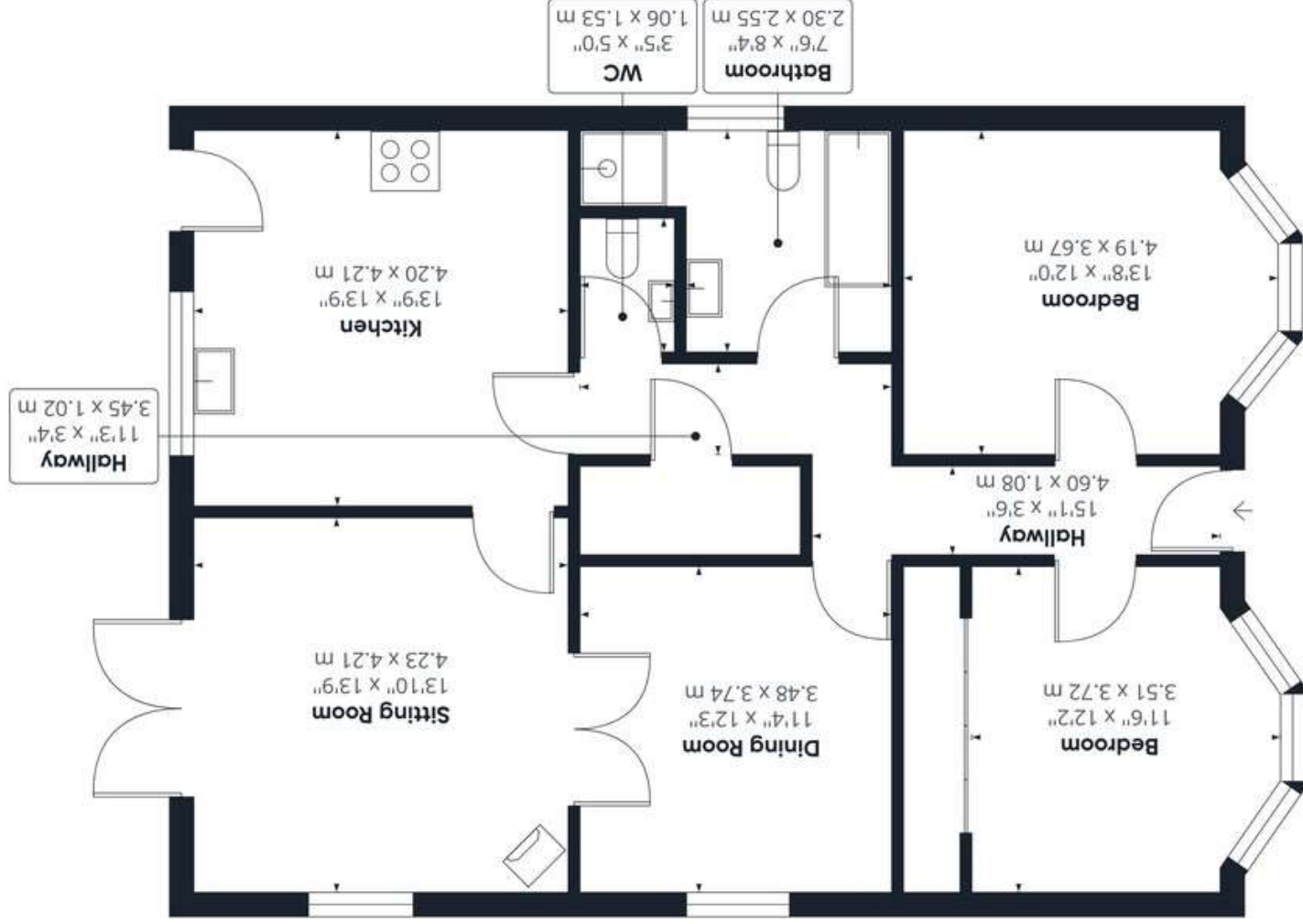
Postcode : NR35 2HQ

What3Words : ///feuds.spent.releases

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Approximate total area⁽¹⁾
 1055.93 ft²
 98.10 m²



(1) Excluding balconies and terraces

GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.