

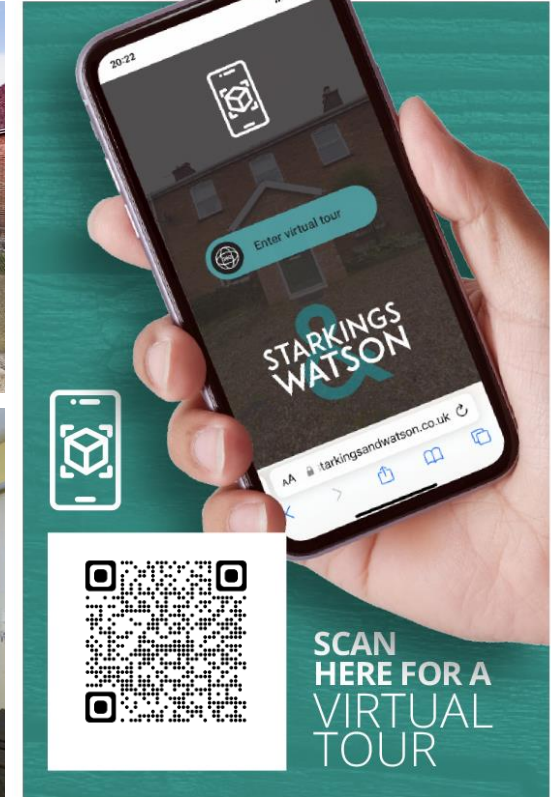
THROCKMORTON ROAD

Bungay NR35 1JN

Freehold | Energy Efficiency Rating : TBC

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

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- Substantial Semi-Detached Home
- Opportunity for Renovation
- Three Reception Rooms
- Wet Room & Bathroom
- Three Bedrooms
- Generous Rear Garden
- Off Road Parking to Front
- Close Proximity for Town Centre

IN SUMMARY

This SUBSTANTIAL EXTENDED ex-local authority SEMI-DETACHED home offers accommodation extending to approximately 1000 Sq. ft (stms) with huge potential to extend further and improve (stp) making it an IDEAL PROJECT. The property offers more than first meets the eye with a central hallway leading to SITTING ROOM, KITCHEN/DINING ROOM and a further extended reception room to the rear, allowing you have three separate reception spaces! On the ground floor there is also a WET ROOM meaning you could easily use the third reception as a bedroom. On the first floor there are THREE good sized BEDROOMS and a FAMILY BATHROOM. Externally there is OFF ROAD PARKING to the front, private front gardens and a generous REAR GARDEN ALSO. The property is mostly uPVC DOUBLE GLAZED and has oil fired central heating.

SETTING THE SCENE

The property is approached via Throckmorton Road with a hard standing parking spot to the side of the property. There are then two pedestrian access gates

onto the front garden with paved pathways leading down and round to the front door. The front garden is laid to lawn with mature shrubs and trees. There is also a hard standing and gated access down the side of the property leading to the rear garden.

THE GRAND TOUR

Entering the main entrance door into the central hallway, this gives access to the first floor landing and has an under-stairs cupboard. The first room to the right is the kitchen/dining room which has been opened to create one larger room. The kitchen has been recently replaced and offers cupboard storage with ample space for all white goods and the dining end has space for dining table or soft furnishings. There is also side access to the side garden. The sitting room is found to the other side of the hallway with a dual aspect to front and rear. The hallway leads to the rear where a small utility area can be found with space for white goods and the ground floor wet room with walk-in shower, W.C and hand wash basin. You will then find the third reception room to the rear opening onto the garden. Leading up to the first floor landing, the main bedroom is found to the left with dual aspect to front and rear. There is a family bathroom and then two further bedrooms, one to the front and another to the rear.

THE GREAT OUTDOORS

The rear garden is split into two sections with a large paved terrace from the rear of the house with a low level brick wall separating the grass section. You will find a timber shed and a lean too at the rear of the



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house. The garden is fenced with timber fencing and the oil fired boiler and tank can be found externally also.

OUT & ABOUT

The property is situated at the heart of the quaint market town of Bungay and an easy walk from the shops and amenities where you find an extensive range of amenities including doctors, schooling, dentist, opticians, 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.

FIND US

Postcode : NR35 1JN

What3Words : ///whom.steam.strength

VIRTUAL TOUR

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

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:

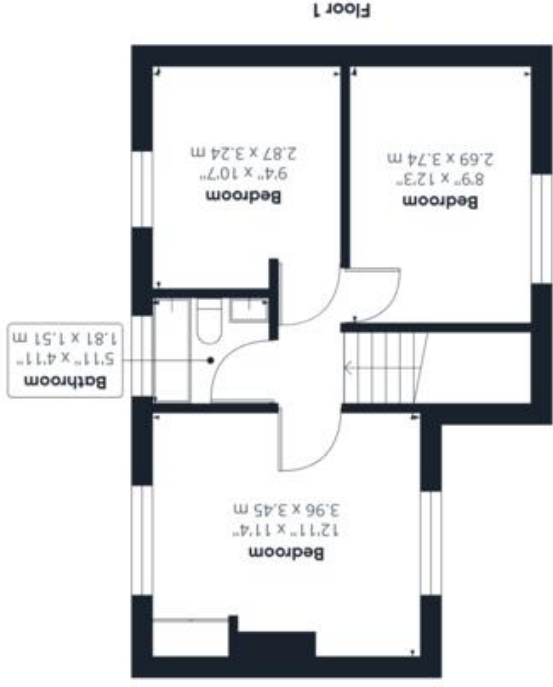


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1015.55 ft²
94.35 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.

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