

# PILGRIMS WAY

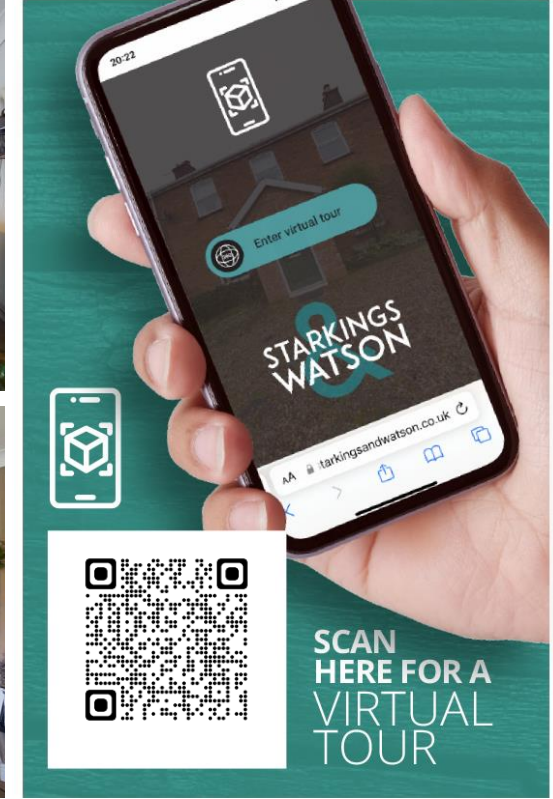
## Bungay NR35 1HL

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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- Detached Family Home
- Cul-De-Sac Location Close to Town Centre
- Presented In Excellent Order
- Open Plan Reception Space
- Three Bedrooms
- En-Suite Shower, Family Bathroom & W.C
- Private Rear Gardens
- Garage & Driveway Parking

### IN SUMMARY

Located on a CUL-DE-SAC within easy reach of BUNGAY TOWN CENTRE is this IMMACULATELY PRESENTED DETACHED HOME which has been improved and renovated by the current owners. The property offers DRIVEWAY PARKING, attached GARAGE and private gardens to the rear. Internally, you will find an entrance hallway, SEMI-OPEN PLAN SITTING and DINING ROOM as well as a WELL FITTED KITCHEN and W.C on the ground floor. On the first floor there are THREE AMPLE BEDROOMS, a family bathroom and an EN-SUITE SHOWER ROOM to the main bedroom. The property is presented beautifully and certainly ready to move straight into and offers uPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING.

### SETTING THE SCENE

The property is approached via a hard standing and shingled driveway providing ample off road parking for a number of vehicles which in turn leads to the garage, A paved pathway leads to the side gate and main entrance door which is covered.

### THE GRAND TOUR

Entering into the main entrance hallway you will find space for coats and shoes and access to the first floor landing. You will find the main sitting room located overlooking the front and benefiting from wood effect flooring. The sitting room is open plan to the dining area and also gives access to an internal hallway with under stairs storage and the downstairs W.C. The dining area sees the continuation of the wood effect flooring and features double doors opening onto the rear garden. Via an archway you will then find the kitchen which is well fitted with ample cupboard storage and solid wood work surfaces. There is space for fridge freezer and washing machine as well as integrated electric oven, hob and extractor fan. Leading up to the first-floor landing there is a loft hatch access, built-in storage cupboard and a window to the side. There are two comfortable bedrooms overlooking the rear garden currently set up as a dressing room and home office/study. The family bathroom is tiled and the main bedroom can be found to the front benefiting from a built-in storage cupboard and a very useful en-suite shower room. The property benefits from uPVC double glazing and gas fired central heating.

### THE GREAT OUTDOORS

The rear garden is enclosed and private offering a private space to be enjoyed whilst being mainly laid to lawn. There are various planted borders as well as a small paved patio creating the ideal space to relax and entertain. There is gated access to the side of the property leading to the front where you will find the



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attached single garage. The garage has been partially converted and is currently used a gym with power and light, storage above and an up and over door to the front.

#### OUT & ABOUT

The property is situated in the quaint market town of Bungay on the sought after Pilgrims Way offering local amenities including a wealth of independent shops as well as doctors, schooling, dentist, pubs 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 train link to London.

#### FIND US

Postcode : NR35 1HL

What3Words : ///wharfs.stuck.gravitare

#### VIRTUAL TOUR

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

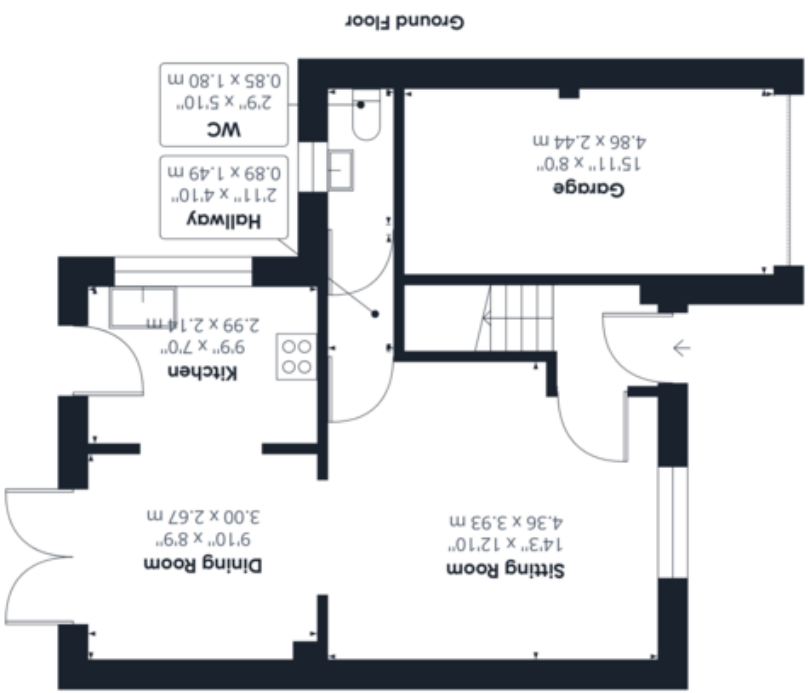
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**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.

(1) Excluding balconies and terraces

**Approximate total area<sup>(1)</sup>**

910.67 ft<sup>2</sup>  
84.60 m<sup>2</sup>

