

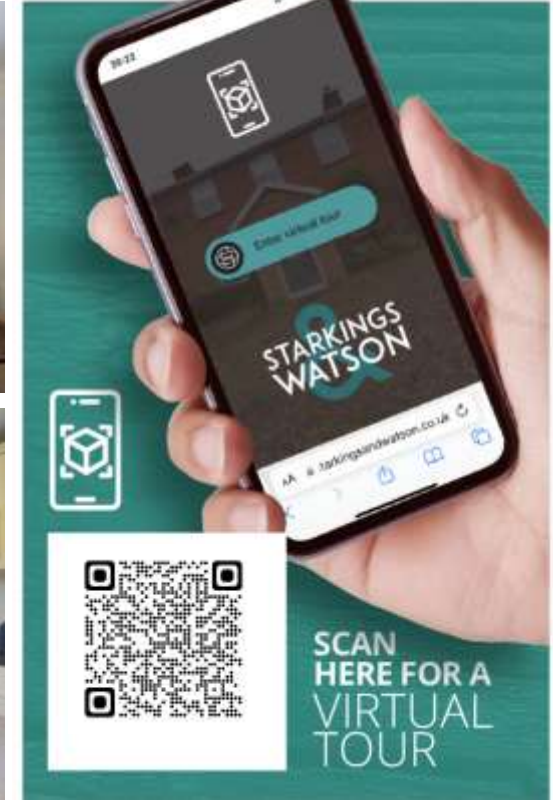
MILLERS CLOSE

# Bungay NR35 1HJ

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!
- Link Detached Bungalow
- Quiet Cul-De-Sac Location
- Two Double Bedrooms
- Sitting/Dining Room
- Parking & Garage
- Private Rear Gardens
- Easy Access to Town Centre

### IN SUMMARY

NO CHAIN! This LINK-DETACHED BUNGALOW located within an easy walk of the town centre on a small and quiet CUL-DE-SAC is offered with no onward chain and presented in a condition to be moved straight into. Offering DRIVEWAY PARKING to the front with a SINGLE GARAGE as well as internally, a central hallway, FAMILY BATHROOM, TWO DOUBLE BEDROOMS, a sitting/dining room and a SEPARATE KITCHEN/BREAKFAST ROOM. The property benefits from UPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING. To the rear you will find a PRIVATE mainly lawned garden with an array of shrubs.

### SETTING THE SCENE

Approached via a shingled and hard standing driveway to the front providing ample off-road parking which in turn leads to the attached single garage. There is a pathway and brick wall boundary in the front garden with various planted shrubs which leads to the main entrance door.

### THE GRAND TOUR

Entering via the main entrance door to the front, this leads into the central hallway with built in storage cupboard. All rooms lead from the hallway with the main bedroom located to the left benefiting from double doors onto the rear garden. There is then a family shower room with shower cubicle, a further double bedroom to the other end of the bungalow which overlooks the rear garden and a sitting/dining room with dual aspect to the front and feature fireplace. The kitchen is found to the rear with access onto the rear garden and offers plenty of work surface space and cupboard storage as well as space for all white goods and a breakfast table and chairs. There is an integrated electric oven and hob with extractor fan. The garage which is attached to the house offering an up and over door to the front with power and light.

### THE GREAT OUTDOORS

The private rear garden is mainly laid to lawn with an array of planted shrubs and trees. The garden is laid to lawn with paved patio area providing an ideal space to relax and entertain, with rear access to the garage. The garden is enclosed with timber fencing and also has a gated access to the rear.

### OUT & ABOUT

The property is situated at the heart of the quaint market town of Bungay. Just off the high street, 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



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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 1HJ

What3Words : ///luck.breakaway.atoms

#### 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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Ground Floor Building 1

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

787.23 ft<sup>2</sup>

73.14 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

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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