

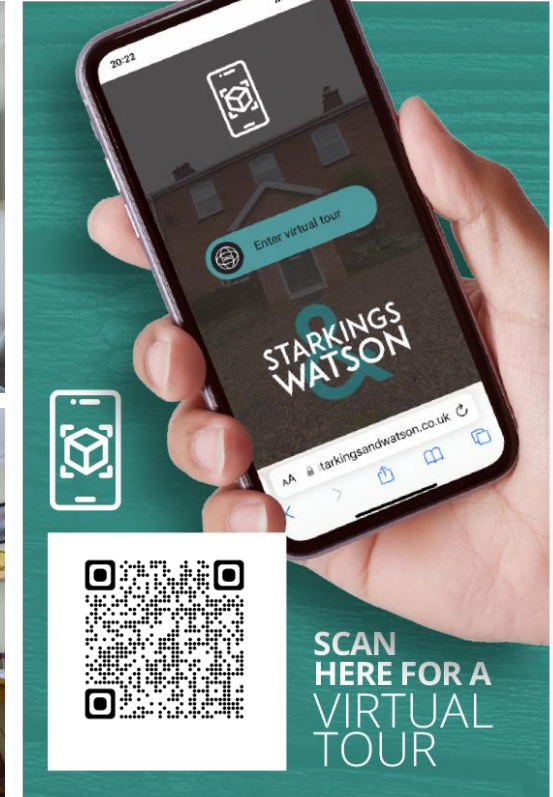
SOUTHEND ROAD

Bungay NR35 1DN

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE
PROPERTY



arla | propertymark
PROTECTED

naea | propertymark
PROTECTED

The Property
Ombudsman

For our full list of available properties, or
for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
(HONOURS)
AWARDED FOR
MARKETING | SERVICE | RESULTS

BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
LETTINGS
AWARDED FOR
MARKETING | SERVICE | RESULTS

**STARKINGS
&
WATSON**

- Mid-Terrace Home
- Period Features Throughout
- Quiet Location Close to Town Centre
- Two Reception Rooms & Separate Kitchen
- Three Bedrooms
- Family Shower Room
- Private & Mature Rear Garden
- Outbuildings & Off Road Parking

IN SUMMARY

Presented in IMMACULATE ORDER and located within a SOUGHT AFTER and QUIET LOCATION within the town centre, is this MID-TERRACE CHARACTER COTTAGE with a magnificent rear garden. Internally you will find TWO MAIN RECEPTION ROOMS - both with feature fireplaces, and a well fitted kitchen to the rear. On the first floor there are THREE AMPLE BEDROOMS and a RE-FITTED shower room. Externally, to the front there is an OFF-ROAD PARKING SPACE, and to the rear there are IMMACULATE LANDSCAPED REAR GARDENS offering a peaceful haven to be enjoyed all year round. The property would suit a number of potential purchasers and is finished with GAS FIRED central heating and uPVC double glazing.

SETTING THE SCENE

Approached via a hard standing parking space to the front of the property providing parking for one vehicle. There is then shared passage approach leading to the rear garden and the main entrance door to the front.

THE GRAND TOUR

Entering the property from the front you will firstly find the main sitting room with wood flooring and a feature fireplace. The sitting room leads into the dining room, providing access to the first floor landing as well as the kitchen beyond. The kitchen offers a well fitted range of cupboard units and rolled edge work surfaces with space for all white goods, space for electric oven and a cupboard housing the gas fired central heating boiler. There is also access from the kitchen onto the rear garden. Leading up to the first floor you will find a small landing space with the re-fitted shower room located to the front offering a double walk-in shower. The main double bedroom can be found adjacent. To the rear of the property you will find two further bedrooms, one of which leads into the other both of which overlook the rear garden.

THE GREAT OUTDOORS

The beautifully kept private and sunny rear garden can be found accessed via the shared passage with the neighbour or the kitchen door. The first part of the garden is a paved patio ideal for a table and chairs and outside entertaining. This in turn leads to the main section of garden which is laid to lawn flanked by a variety of planting and shrubs. To the bottom of the garden is a further paved terrace leading to a brick built outbuilding ideal for conversion (stp) as well as a further garden shed.



To arrange an accompanied viewing please call our
Bungay Office on **01986 490590**



OUT & ABOUT

The property is situated at the heart of the quaint market town of Bungay. Just a few minutes walk from 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 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 1DN

What3Words : ///fancy.replayed.supported

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the rear garden is partly bi-sected with shared passage access with the neighbouring property.

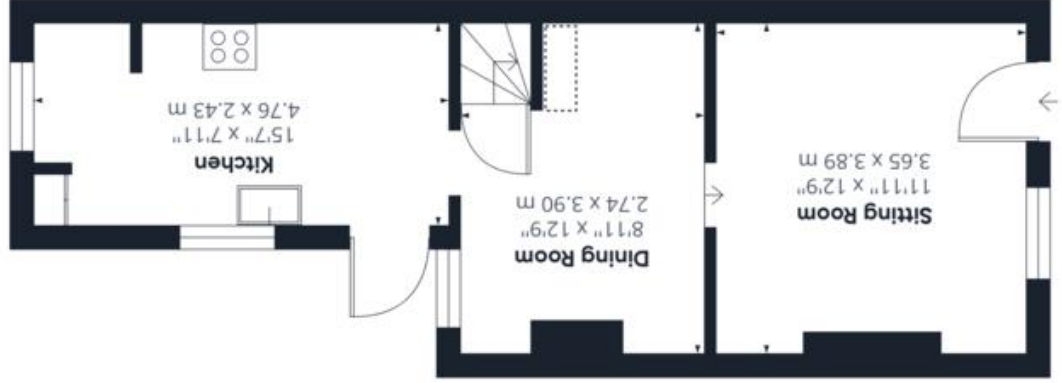
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:

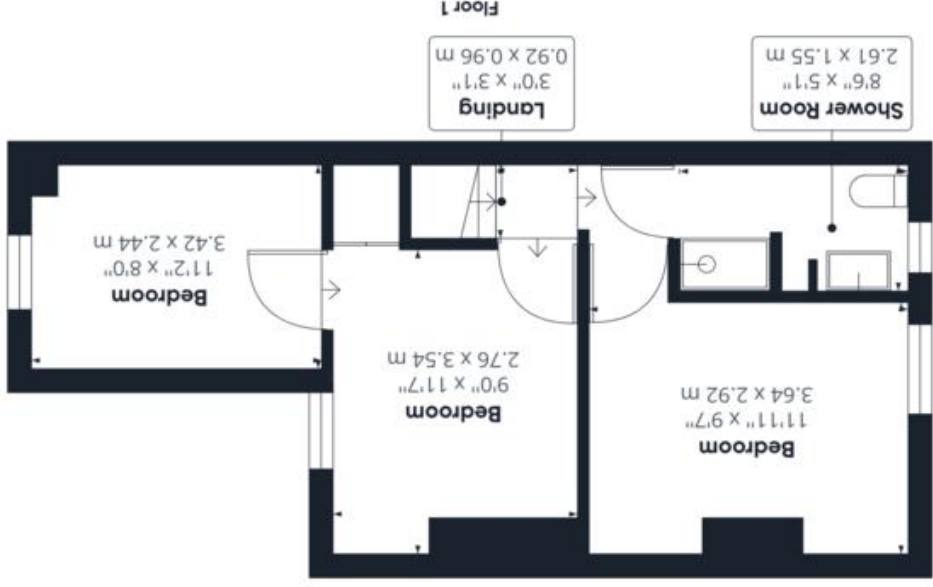


For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



Ground Floor



Floor 1

Approximate total area⁽¹⁾
748.68 ft²
69.56 m²

Reduced headroom
4.21 ft²
0.39 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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.