

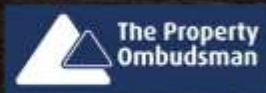
HILLSIDE ROAD EAST

**Bungay NR35 1JT**

Freehold | Energy Efficiency Rating : E

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

**FOR SALE**  
**PROPERTY**



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- No Chain!
- Detached Chalet Bungalow
- 1940's Built Bay Fronted Chalet
- Two Generous Reception Rooms
- Separate Kitchen
- Three Bedrooms Over Two Floors
- Two Shower Rooms
- Driveway, Garage & Private Sunny Gardens

### IN SUMMARY

NO CHAIN. Located within a popular part of town within EASY WALKING DISTANCE OF THE CENTRE is this DETACHED CHALET BUNGALOW - OFFERING PLENTY OF INTERNAL ACCOMMODATION. The plot itself is generous with AMPLE DRIVEWAY PARKING, GARAGE and PRIVATE REAR GARDENS. Internally this attractive bay fronted property offers TWO RECEPTION ROOMS, SEPARATE KITCHEN, THREE BEDROOMS over two floors, and TWO SHOWER ROOMS. The property could easily be extended further (stp) and offers GAS fired CENTRAL HEATING and DOUBLE GLAZING.

### SETTING THE SCENE

Approached from Hillside Road East via a partly shared approach, a five bar gate leads to the private hard standing driveway providing ample off-road parking. To the front there are lawned front gardens as well as access to the side leading to the detached garage with up and over door, power and light. The main entrance door can be found to the front.

### THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming central hallway leading to the majority of the accommodation. The first bay fronted room to the right was recently used as a bedroom but could well be a reception room if desired. There is a further ground floor double bedroom behind this room overlooking the side, with a shower room adjacent. The main reception room is located to the front, the other side of the hallway with a bay window to the front and feature fireplace. This leads through into the dining room with another feature fireplace and cupboard housing the gas fired central heating boiler. The dining room also gives access to the kitchen behind. The kitchen offers access to the rear garden as well as ample cupboard storage with rolled edge work surfaces, and offers an integrated electric eye level oven and electric ceramic hob, with ample space for various white goods. Leading up to the first floor landing you will find access to the bedroom in the eaves. This bedroom gives access to the walk-in storage cupboard, further eaves storage and the en-suite shower room.

### THE GREAT OUTDOORS

The rear garden is generous in size offering plenty of potential to either extend the property (stp) or create a lovely private garden. Currently you will find extensive lawns, large paved terrace with steps down to the lawn, various planted beds, mature shrubs and hedging. There is also access to the garage from the rear garden.



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



### OUT & ABOUT

The property is situated on a quiet cul-de-sac on the edge of the quaint market town of Bungay, 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 1JT

What3Words : ///tickling.handrail.tooth

### 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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 <p>HYBRID ESTATE AGENTS</p>	<p><b>Approximate total area (m<sup>2</sup>)</b></p> <p>1043.20 ft<sup>2</sup></p> <p>96.92 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>57.40 ft<sup>2</sup></p> <p>5.33 m<sup>2</sup></p>	<p>(1) Excluding balconies and terraces</p>	<p> Reduced headroom (below 1.5m/4.92ft)</p>	<p><b>GIRAFFE 360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>
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