

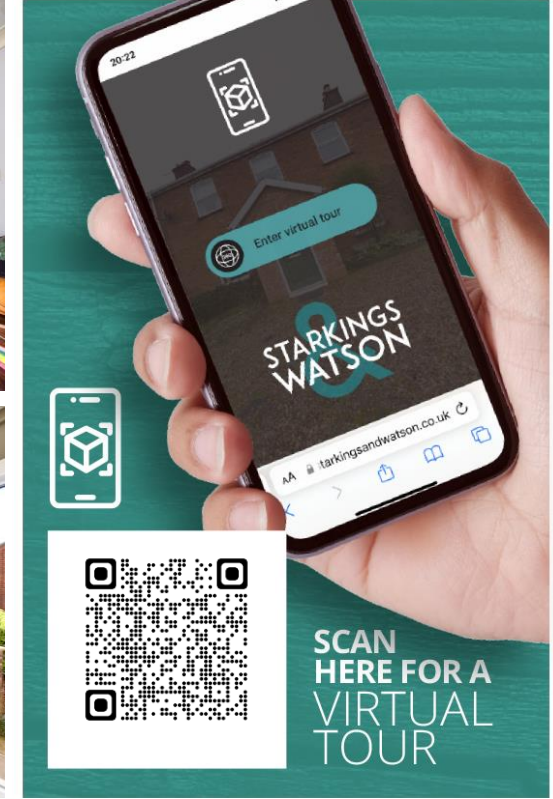
WAVENEY ROAD

**Bungay NR35 1LJ**

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**

- Semi-Detached Home
- Popular Residential Location
- Sitting/Dining Room
- Re-Fitted Kitchen with New Gas Boiler
- Two Double Bedrooms
- Split Level Garden
- Garage & Driveway Parking
- Ideal First Time Purchase

#### IN SUMMARY

An IDEAL FIRST TIME PURCHASE, this SEMI-DETACHED HOME is located towards the end of a CUL-DE-SAC and offers potential to EXTEND (stp). Approached from the front with a HARD STANDING DRIVEWAY providing OFF ROAD PARKING as well as a single garage, whilst to the rear there is a private enclosed REAR GARDEN split over two levels. Internally the property offers a main reception room with feature fireplace and a recently fitted kitchen to the rear opening onto the garden. On the first floor you will find TWO DOUBLE BEDROOMS and a family bathroom. The property is finished with a recently installed GAS FIRED BOILER providing central heating and uPVC DOUBLE GLAZING. The property can be found within an elevated position within an easy walk of the town centre.

#### SETTING THE SCENE

Approached via a hard standing driveway providing off road parking for multiple vehicles leading to the single garage. Steps down from the driveway lead to a small enclosed front garden with the main entrance

door located to the front of the front garden.

#### THE GRAND TOUR

Entering via the main entrance door to the front you come straight in to the main sitting room with a vinyl flooring and a feature fireplace, as well as stairs to the first floor landing and under-stairs storage. Beyond the sitting room is the newly fitted kitchen offering cupboard storage and rolled edge work surfaces over, with space for a double range cooker, integrated fridge/freezer and space for a dishwasher. The kitchen also houses a newly fitted gas fired combi boiler as well as access to the rear garden. Heading up to the first floor landing you will find loft hatch access as well as two double bedrooms, one located to the front, and one to the rear. In addition there is a family bathroom with bath and shower over.

#### THE GREAT OUTDOORS

The enclosed rear garden is set over multiple levels with an initial paved terrace area leading round the side, ideal for a table and chairs, this in turn leads to the rear of the garage and a side gate to the front driveway. Stepping down a level you will find the main part of the garden with lawns and mature bushes, shrubs and hedging. Beyond are two timber built sheds with the garden being enclosed with timber fencing.



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Bungay Office on **01986 490590**



### 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 1LJ

What3Words : ///endlessly.soon.rotate

### 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:



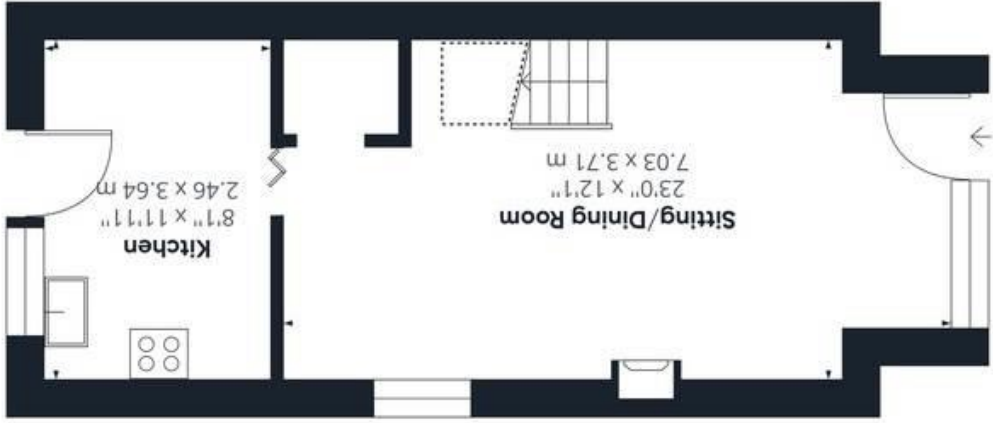
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Floor 1 Building 1



Ground Floor Building 1



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.

Reduced headroom  
 (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
 657.36 ft<sup>2</sup>  
 61.07 m<sup>2</sup>  
 Reduced headroom  
 10.79 ft<sup>2</sup>  
 1.00 m<sup>2</sup>