

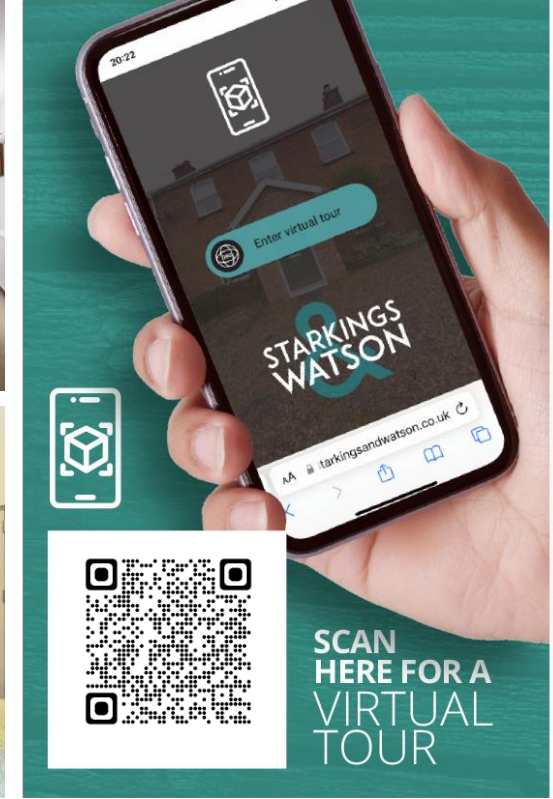
CHURCH ROAD

# Flixton, Bungay NR35 1NU

Freehold | Energy Efficiency Rating : TBC

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

# FOR SALE PROPERTY



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- Detached Bungalow
- Quiet Village Location
- Impressive Plot with Driveway & Garage
- Private Gardens Backing Onto Fields
- 1380 Sq. ft Internally (stms)
- Three Large Reception Rooms
- Three Ample Bedrooms
- Two Bathrooms

#### IN SUMMARY

Located within the QUIET VILLAGE of FLIXTON close to BUNGAY you will find this IMPRESSIVE DETACHED BUNGALOW offering almost 1400 SQ FT (stms) of internal accommodation sitting within a PRIVATE PLOT of 0.26 ACRES (stms). Having been extended by the current owners you will find THREE IMPRESSIVE RECEPTION ROOMS to include a sitting room, garden room/dining room as well as the kitchen/breakfast room. In addition there are THREE AMPLE BEDROOMS one of which is currently used as an office, family bathroom and EN-SUITE shower room. Externally, the rear gardens are well kept offering plenty of space and backing onto fields, you will also find an orchard and vegetable plot. To the front there is a large SHINGLE DRIVEWAY providing AMPLE OFF ROAD PARKING for cars and caravans as well as garaging. The property benefits from double glazing and oil fired central heating.

#### SETTING THE SCENE

Approached via the large shingled driveway providing plenty of off road parking for cars and caravans, the

frontage is private with mature hedging and timber fencing as well as providing access to the detached garage with double doors to front, power and light. There is a side pathway leading round to the rear garden with the main entrance door located to the side.

#### THE GRAND TOUR

Entering the property from the side entrance you will find an initial porch leading into the main hallway with plenty of built in storage. The first room on the left is the guest bedroom overlooking the side aspect. Heading down the central hallway to the right you will find the remaining bedrooms, the first of which is currently used as an office with the impressive main bedroom found to the front benefiting from a range of built in furniture and an en-suite shower room. The family bathroom can also be found at this end of the bungalow with an impressive panelled jacuzzi bath. The kitchen/breakfast room can be found at the opposite end of the hallway towards the rear, a lovely room with a distinct dining area initially which leads into the kitchen. The kitchen is a modern space with a range of gloss units and solid worktops over. There is then space for a freestanding oven, fridge and freezer and dishwasher. The kitchen gives access to the utility room beyond offering a further range of units as well as space for washing machine and further white goods. Heading via the dining room you will find the impressive sitting room opening directly onto the rear garden. The large sitting room gives access to the extended garden room/dining room again with access to the garden and vaulted ceiling with exposed beams. This room could also easily be used as a bedroom if required.



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### THE GREAT OUTDOORS

The marvellous private rear gardens are west facing and offer plenty of sun. The gardens are well kept and offer plenty of space to enjoy as well as a large paved patio leading from the main sitting room, extensive lawns, mature orchard with a selection of fruit trees and an impressive vegetable plot. Within the garden you will also find a greenhouse, large timber shed and further timber shed.

### OUT & ABOUT

The property is situated in Flixton close to 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 1NU

What3Words : ///outdone.clogging.reporter

### 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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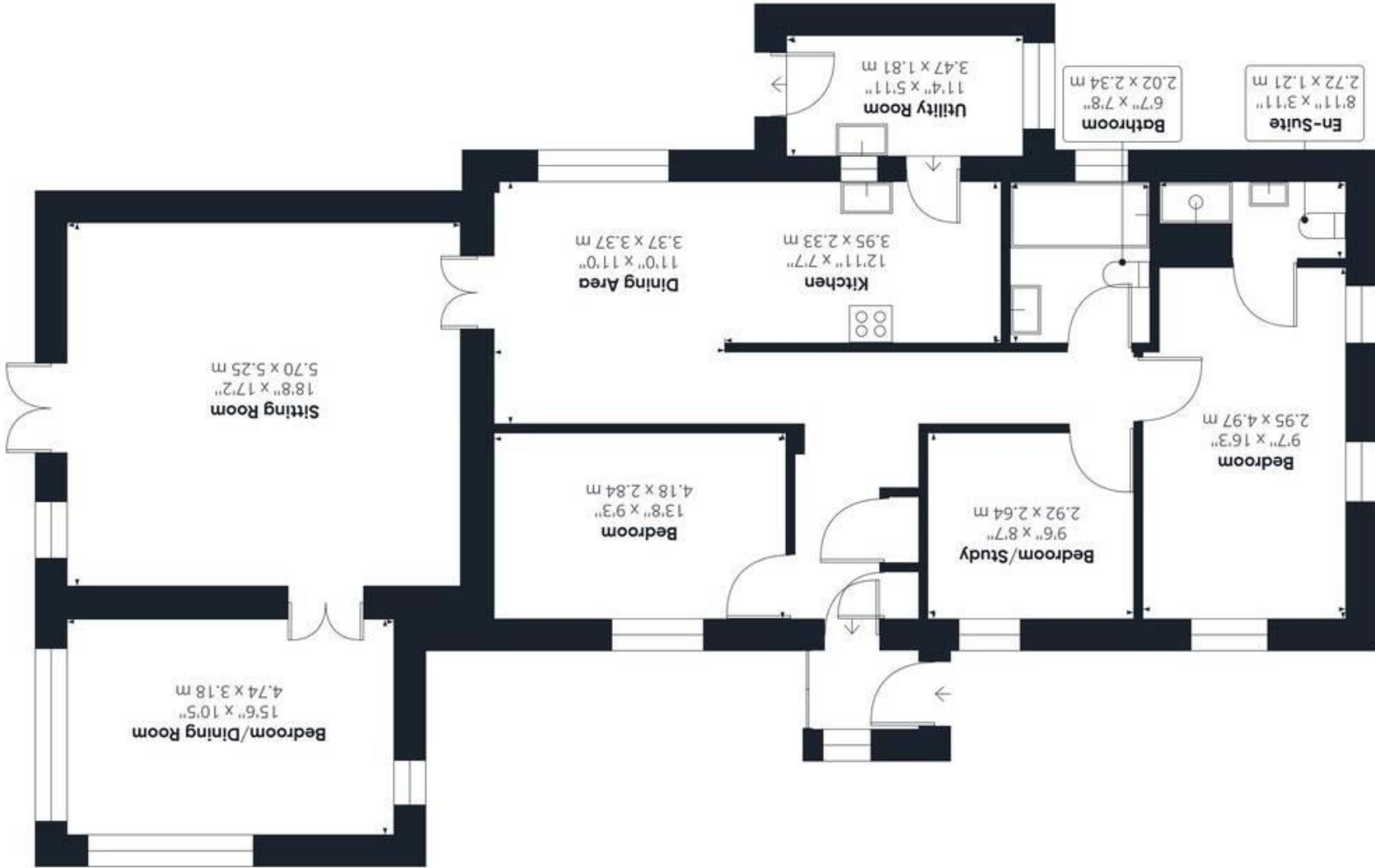
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GIRAFFE 360

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 (1)  
1388.42 ft<sup>2</sup>  
128.99 m<sup>2</sup>



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