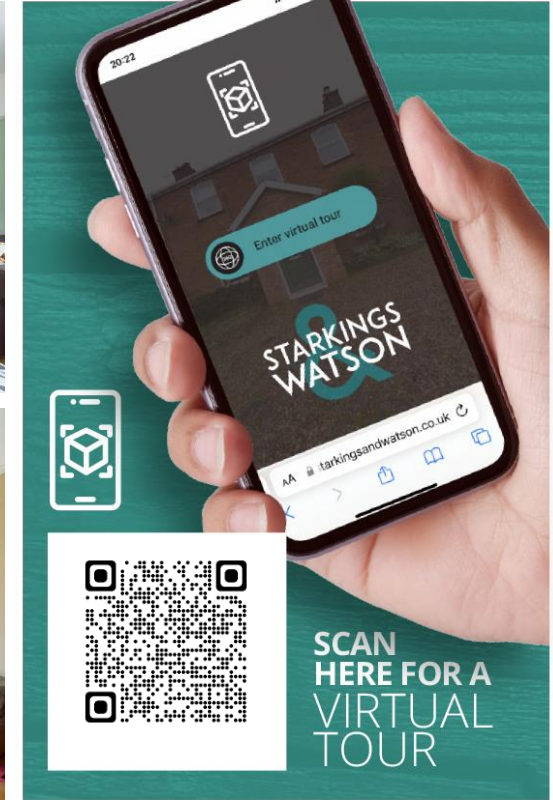


# BECCLES ROAD Bungay NR35 1HX

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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- Semi Detached Home
- Excellent Location for Schools & Town
- Extended Accommodation
- Newly Fitted Kitchen/Family Room
- Three Further Reception Spaces
- Three Ample Bedrooms, Bathroom & En-Suite
- Generous Gardens Backing onto Fields
- Driveway Parking & Garage

#### IN SUMMARY

Found on the outskirts of BUNGAY on the BECCLES ROAD set back, is this IMPRESSIVE SEMI-DETACHED FAMILY HOME extending to approximately 1300 SQFT (stms). The property has in past years been extended and improved and now offers THREE RECEPTION ROOMS with sitting room/ dining room and family room as well as a NEWLY REFITTED SLEEK & MODERN KITCHEN/BREAKFAST ROOM to the rear with BI-FOLDS onto the rear garden. On the first floor there are THREE GENEROUS DOUBLE BEDROOMS, a modern family bathroom with bath and double shower and an EN-SUITE shower room! Externally, the gardens are equally as impressive with plenty of space for all the family to enjoy alongside OPEN FIELD VIEWS BEYOND the garden. To the front, a large SHINGLED DRIVEWAY with ample parking and attached garage can be found. The property benefits from GAS FIRED central heating and uPVC double glazing.

#### SETTING THE SCENE

Approached from Beccles Road there is a large shingled driveway providing plenty of parking with mature high hedging to the front screening from the road. There attached single garage in also accessed from the driveway with up and over door, power and light and rear door onto the garden. There is also side access from the front leading to the rear garden. 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 an entrance hallway with stairs to the first floor landing and space for coats and shoes. The main sitting room can be found immediately to the right with wooden flooring and brick fireplace with woodburner. The sitting room opens into the dining room with double doors onto the garden. On the other side of the hallway there is a family room with another fireplace and built in understairs storage as well as further storage housing the gas fired boiler. You will also find a downstairs w/c and door to the kitchen/diner to the rear. The modern kitchen has been recently re-fitted and now offers a range of storage and solid worktops over with large island/breakfast bar. There are integrated appliances to include double oven and microwave/grill, fridge/freezer, dishwasher and washing machine. You will space for seating and bar stools as well as lovely bi-folding doors onto the rear garden and patio as well as underfloor heating. Heading up to the first floor landing there are three double bedrooms, two of which are found to the front of the house and one



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has large built in wardrobes. The modern, re-fitted family bathroom can be found next with large double rainfall shower and separate corner bath. The main bedroom can be found to the rear overlooking the garden and fields beyond with a large range of built in wardrobes and an en-suite shower room.

#### THE GREAT OUTDOORS

The impressive rear garden offers a lot of space for all the family to enjoy. Leading from the bi-folding doors in the kitchen there is a large raised patio ideal for outside dining. There are then steps leading down to the mainly lawned garden with mature trees and shrubs as well as hedging and fencing enclosing. The garden benefits from a lovely open aspect beyond onto the open fields.

#### 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.

**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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#### FIND US

Postcode : NR35 1HX

What3Words : ///driven.vandalism.meant

#### VIRTUAL TOUR

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



**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.

Excluding balconies and terraces

Approximate total area™  
 1333.76 ft²  
 123.91 m²



**Floor 1**



**Ground Floor**

