

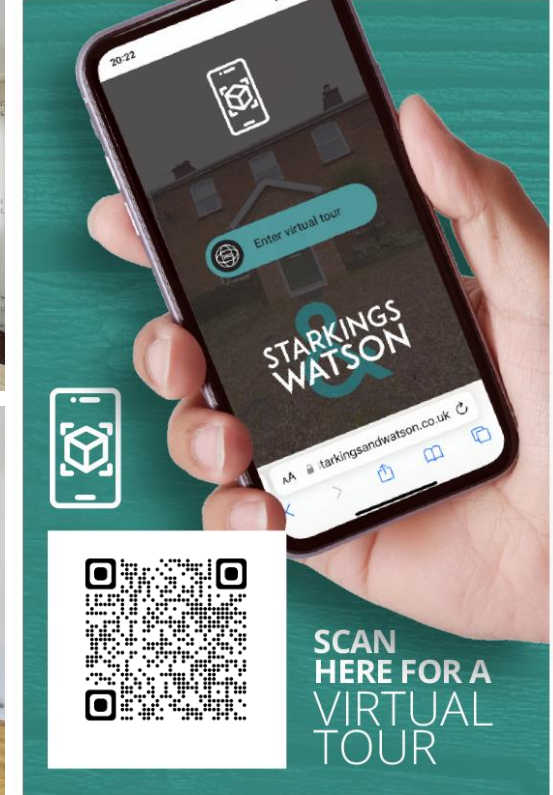
HILLSIDE ROAD WEST

# Bungay NR35 1RG

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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- No Chain!
- Detached Bungalow
- Two Double Bedrooms
- Large Sitting Room
- Conservatory and Utility Space
- Private Garden
- Plenty of Driveway Parking
- Easy Walk from Town Centre

### IN SUMMARY

NO CHAIN! Located at the end of a small cul-de-sac away from Hillside Road West you will find this DETACHED BUNGALOW presented in GOOD ORDER and ready to go! Spanning almost 900 SQ FT (stms) internally you will find a central hallway, SHOWER ROOM, TWO DOUBLE BEDROOMS one of which has built in furniture. There is a large SITTING ROOM with a CONSERVATORY and USEFUL UTILITY SPACE leading off as well as SEPARATE KITCHEN. Externally there is a LARGE FRONTAGE with PLENTY OF PARKING, a hard standing CARPORT to the side as well as a PRIVATE & ENCLOSED REAR GARDEN. The property benefits from uPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING and is well located for the town centre within a 15 minute walk.

### SETTING THE SCENE

located tucked up the end of the cul-de-ac away from the main road there is shingled driveway parking for a number of vehicles and a large front garden. The front garden has a range of mature shrubs and hedging as well as shingle. From the driveway there

are double gates to the side leading to the car port to the side providing further hard standing. There is a paved pathway from the frontage leading to the main entrance door.

### THE GRAND TOUR

Entering the bungalow via the main entrance door into the hallway you will find wood effect flooring with loft hatch access. to the right of the bungalow are the two double bedrooms with the one to the front offering a range of built in furniture. The bedroom to the rear overlooks the garden. The main sitting room also features the same wood effect flooring as well as plenty of space for furnishings. The sitting room offers access to the conservatory beyond and the useful sun room/utility. The utility is a handy space leading out onto the rear garden providing space for shoes, coats and white goods. The conservatory leads from the sitting room and could be used in a number of ways with direct access to the garden. The kitchen is found to the left of the main hallway and offers a range of units with rolled edge worktops over and space for a white goods. There is an integrated electric oven and gas hob as well as two built in cupboards one of which houses the boiler. There is also a door to the side garden. The fully tiled shower room offers a large shower unit with electric shower.

### THE GREAT OUTDOORS



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Bungay Office on **01986 490590**



The private enclosed rear garden is mainly laid to lawn with a large paved patio ideal for outside dining. The garden offers a timber shed and greenhouse. There are also planting borders and timber fencing enclosing the garden. To the side there is a large hard standing covered car port with door into the kitchen.

#### 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 1RG

What3Words : ///trending.drilled.patching

#### 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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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<sup>m</sup>  
867.94 ft<sup>2</sup>  
80.63 m<sup>2</sup>

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