



*Hillside Road East,  
Bungay, Suffolk.*



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ESTATE AGENTS



Beccles - 5.9 miles  
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**A rare opportunity to purchase this much sought after, attractive bay fronted, semi-detached family home. The property boasts superb proportions with accommodation comprising of an entrance hall, cloakroom, sitting room, dining room, kitchen, larder area and conservatory on the ground floor. On the first floor three generous bedrooms and bathroom lead off the landing. Outside the property enjoys a superb plot offering ample parking, garage and a delightful patio leading to the extensive rear garden. Viewing is essential to appreciate the space and location on offer.**

### Property

Entering the property via the front door we are welcomed via the generous entrance hall where the feeling of space that runs throughout this home is instantly apparent. Our stairs rise to the first floor and we find the cloakroom set below. A large window on the stairway fills the space with natural light. To our left we step into the Sitting Room where our eye is immediately drawn to the bay window over looking the front garden. An open fireplace provides a delightful focal point to the room and houses the wood burner. Stepping back through the hall we pass the Cloakroom and find doors to both the kitchen and dining room set adjacent to one and other. The dining room provides a second large reception room which enjoys patio door leading to the conservatory which further extends the space, perfect for family live and entertaining alike. From the conservatory french door open to the raised patio and superb rear garden. The kitchen is set directly next to the dining room and would lend itself to becoming one space if required whilst currently offering a superb amount a work space with fitted units and worktops to both walls. A window is set over the sink looking to the side aspect and we flow from here into the walk in larder which provides superb additional storage and also opens to the conservatory. Back in the hall we climb the stairs to the first floor were we find the generous landing. To the front of the house we find a small double/generous single room set next to a large double bedroom which enjoys a full wall of fitted wardrobes. To the rear the generous Master Bedroom over looks the rear gardens and again enjoys in-built wardrobes. Completing the accommodation is the family Bathroom. The bathroom is fitted with a three piece bathroom suite that comprises a bath with shower over, w/c and wash basin. An airing cupboard houses the gas boiler.















## Outside

From Hillside Road East we approach the property via the set back side ride. To the frontage we find an attractive low maintains garden set behind the boundary wall whilst off road parking to the front and side of the house leads us to the detached garage. At the rear the garden is of excellent proportions and fully enclosed ideal for young families. From the conservatory we step out onto a large raised patio area, ideal for outside entertaining and enjoying the afternoon and evening sun. Steps from here lead down the garden which is laid to lawn and framed with a variety of planted borders. A path leads us over the lawn and past a feature fish pond. Beyond here a greenhouse and timber shed are found in situ.

## Location

This superb property is located within walking distance to the town centre of Bungay. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Mains Electricity.  
Mains Water.  
Mains Drainage.  
Gas Fired Central Heating.  
Energy Rating: D

## Local Authority:

South Norfolk Council  
Tax Band: B  
Postcode: NR35 1JZ

## Tenure

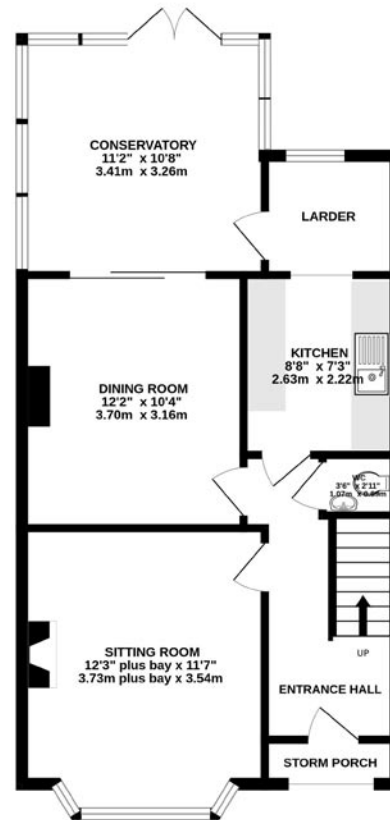
Vacant possession of the freehold will be given upon completion.

## Agents' Note

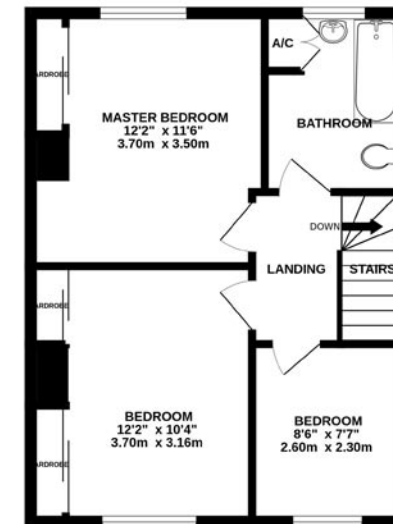
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £280,000**

GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1037 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To arrange a viewing, please call 01986 888160

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Halesworth	01986 888205



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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