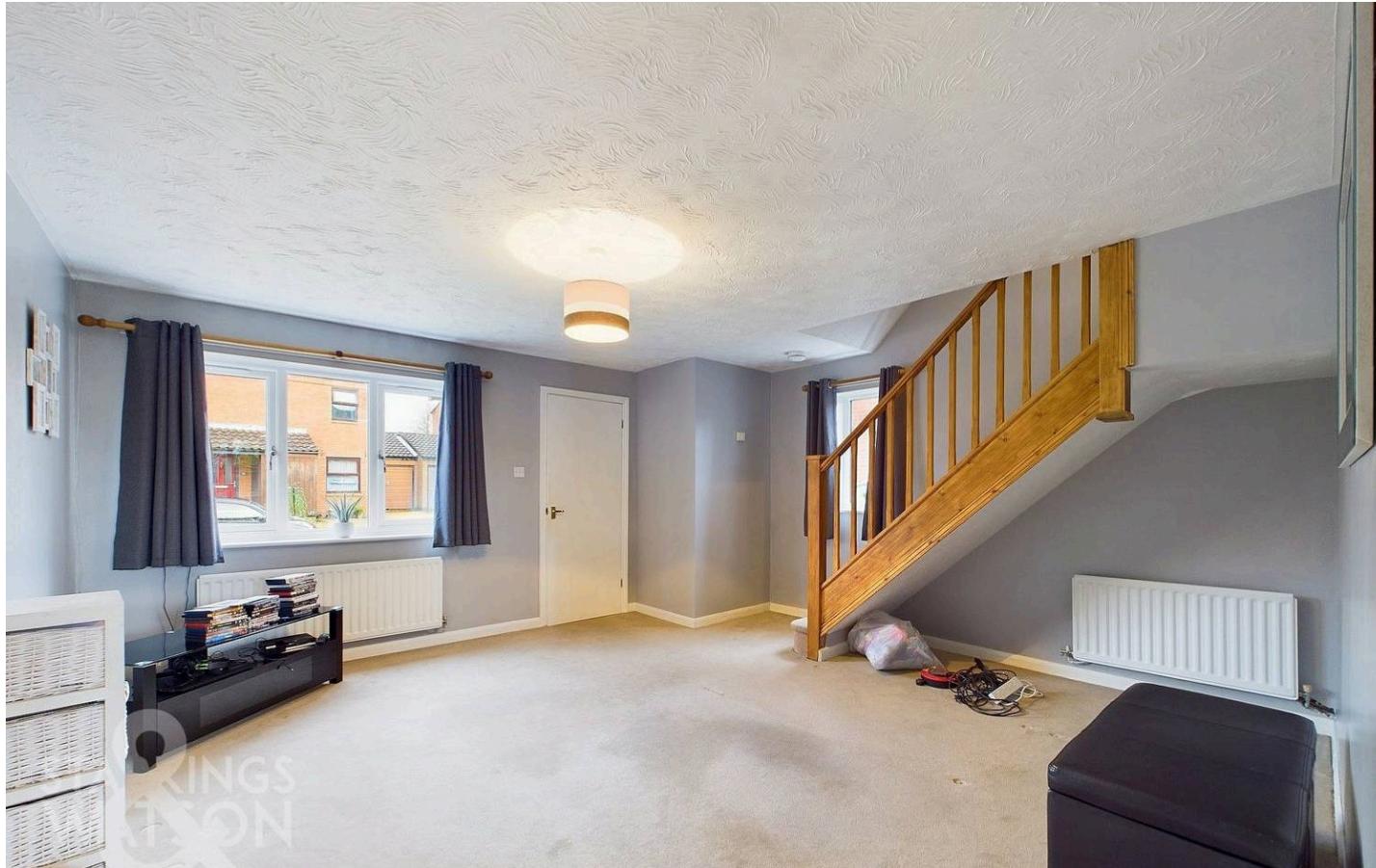




Pilgrims Way, Bungay - NR35 1HL

STARKINGS
WATSON

HYBRID ESTATE AGENTS



Pilgrims Way

Bungay

NO CHAIN! Located on a CUL-DE-SAC within an EASY WALK OF BUNGAY TOWN CENTRE you will find this SEMI-DETACHED family home presented in good order and ready to be moved straight into! The house is set back with PLENTY OF DRIVEWAY PARKING TO THE FRONT and SIDE and to the rear, a lovely PRIVATE and ENCLOSED REAR GARDEN ideal for the family to enjoy. Internally you will find a porch entrance and W/C, large main sitting room and separate KITCHEN/DINING area to the rear. On the first floor there are THREE AMPLE BEDROOMS and a modern family bathroom. The house offers uPVC double glazing and GAS FIRED CENTRAL HEATING and would make an IDEAL FIRST TIME PURCHASE or BUY TO LET or next step on the housing ladder!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

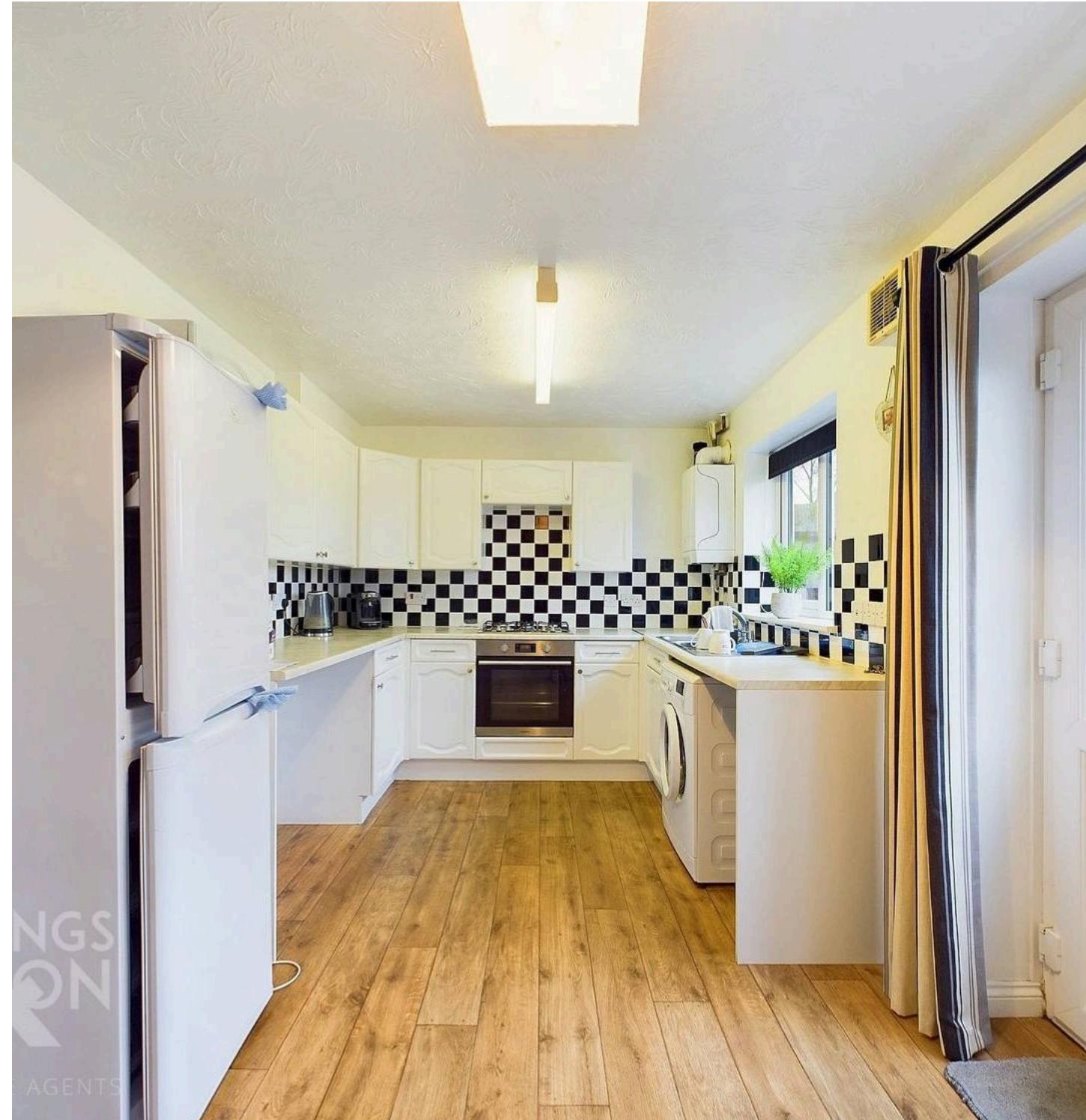
EPC Environmental Impact Rating: D

- No Chain!
- Semi-Detached Home
- Cul De Sac Location
- Large Main Sitting Room
- Kitchen/Dining Room
- Three Ample Bedrooms
- Private Rear Gardens & Driveway Parking
- Bathroom and W/C

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.

SETTING THE SCENE

Approached via the Cul-De-Sac you will find a large frontage with ample shingled and hard standing driveway parking to the front. There is a gate to the side leading to the rear garden and the main entrance door is found to the front.



THE GRAND TOUR

Entering via the main entrance door to the front there is a porch leading to the w/c. The porch leads into the sitting room with large window to the front and stairs to the first floor. Beyond the sitting room there is the kitchen/dining room which is generous room leading onto the rear garden. The kitchen offers a range of cupboard storage with integrated electric oven and gas hob over. There is then space for washing machine, fridge/freezer and dishwasher and the gas boiler can be found wall mounted. Heading up to the first floor landing there is an airing cupboard and loft hatch access. To the rear of the house there are two bedrooms, one single and one double with another double found to the front. The family bathroom is also found to the front having been tiled with a bath and electric shower over the bath.

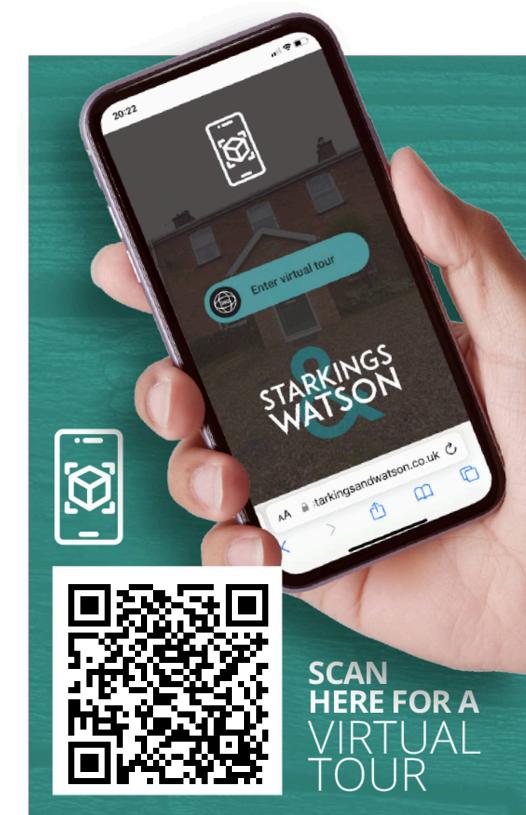
FIND US

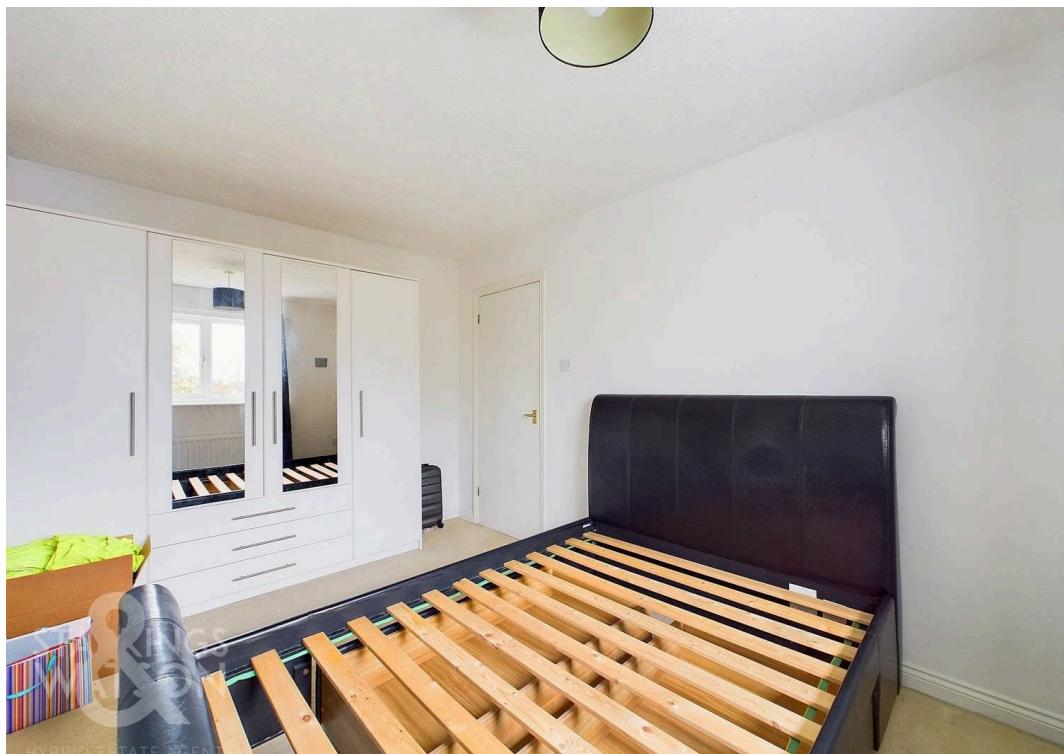
Postcode : NR35 1HL

What3Words : ///hood.amicably.guardian

VIRTUAL TOUR

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



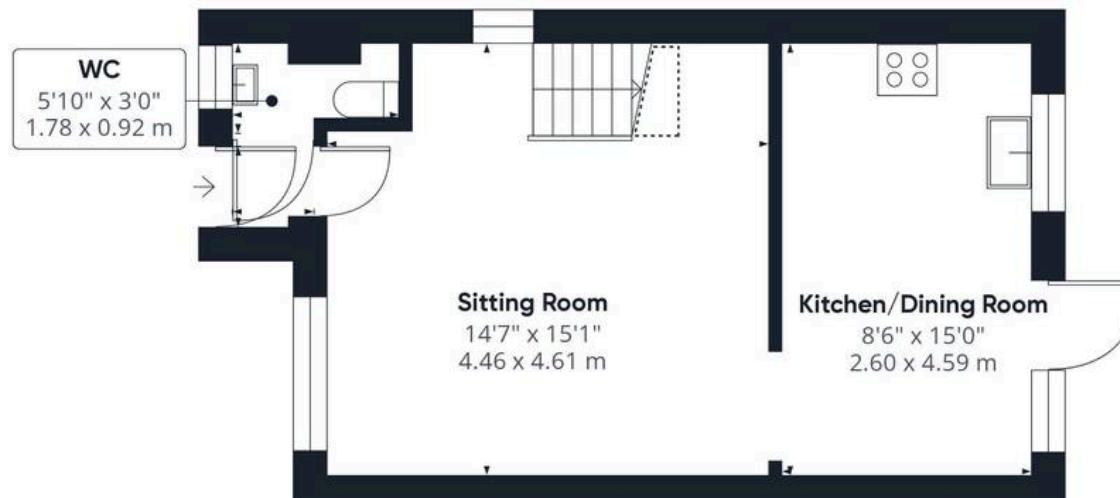




THE GREAT OUTDOORS

The enclosed rear garden offers a good degree of privacy with no overlooking to the rear. The garden is well kept and offers a large paved patio with plenty of space for table and chairs. The garden is mainly laid to lawn with planting borders and two timber sheds, one offering a electrical supply. The garden is enclosed with timber fencing with a gate to the side leading to the driveway.





Approximate total area⁽¹⁾

698.91 ft²

64.93 m²

Reduced headroom

14.38 ft²

1.34 m²



(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.