

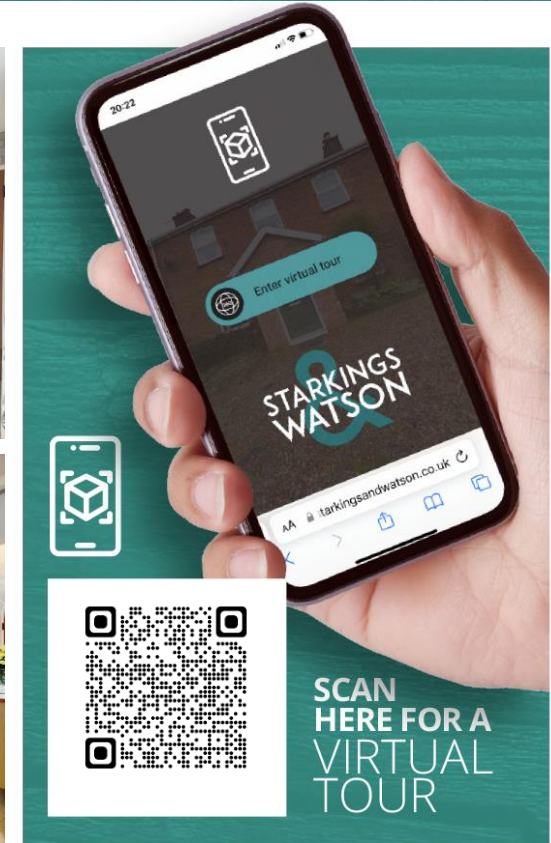
LABURNUM ROAD

Bungay NR35 1BL

Freehold | Energy Efficiency Rating : C

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STARKINGS
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- No Chain!
- Over 1220 Sq. ft (stms)
- Integral Garage & Parking to Front
- Hall Entrance with W.C & Utility Room
- Sitting Room with Patio Doors
- Dual Aspect Kitchen/Dining Room
- Three Bedrooms
- Enclosed & Secluded Gardens

IN SUMMARY

NO CHAIN. Occupying a TOWN CENTRE LOCATION on a pretty and characterful road, this DETACHED HOME offers over 1220 Sq. ft (stms) of accommodation, with PARKING, GARAGE and a SECLUDED GARDEN.

Boasting a FLEXIBLE LAYOUT with SPACIOUS ROOMS, this home is certainly more than first meets the eye.

From the spacious 19' HALL ENTRANCE, doors lead to the 20' KITCHEN/DINING ROOM with TRIPLE ASPECT VIEWS and ample room for a dining table, whilst offering space for FRENCH DOORS to be fitted onto the garden, W.C, utility room and DUAL ASPECT 16' SITTING ROOM with PATIO DOORS to the garden and a feature WOOD BURNER. The INTEGRAL GARAGE also leads off, offering FURTHER POTENTIAL (stp). Upstairs, THREE DOUBLE BEDROOMS lead off the landing, with the main bedroom finished with a BUILT-IN WARDROBE. A separate SHOWER ROOM and BATHROOM lead off the landing - both immaculately presented.

SETTING THE SCENE

Sitting on a pretty and characterful road, the property

sits behind a low level wall with a tarmac driveway and shingled frontage which offers further parking. Access leads to the porch entrance, with the integral garage accessed via an electric roller door, and gated access onto the garden.

THE GRAND TOUR

Heading inside, a large carpeted entrance hall offers the stairs to the first floor, and doors to all ground floor rooms. Useful storage can be found under the stairs, with ample room for coats and shoes, whilst a door leads to the integral garage. To your left you step into the kitchen/dining room, a great sized, warm and welcoming room, with views to front, side and the rear. Wood effect flooring runs under foot, with a u-shape of storage cupboards topped with solid wood work surfaces. Space is provided for a cooker and fridge, whilst there is room for a dining table to the rear. Further cupboard and display space is built-in, with a door heading back into the hall entrance, and potential for French doors to be installed giving direct access onto the garden if required. The sitting room runs across the rear of the house, centred on a feature painted brick wall, with an inset cast iron wood burner. Two windows face to the rear providing further excellent natural light, along with patio doors to the side for access to the patio. The W.C is finished with an imposing décor, complete with a two piece suite and wood panelling. The utility room is adjacent, offering an extremely functional space, with further wood work surface, storage, space for a washing machine and fridge/freezer. The gas fired central heating boiler is wall mounted, whilst a



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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.

Price:



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useful side door leads to the garden. Upstairs, the landing is carpeted, with a loft ladder and boarded storage space accessible, with doors to the three double bedrooms - the largest including a built-in wardrobe. Adjacent to the main bedroom is a shower room, offering potential to create an en suite if desired, complete with half tiled walls and storage under the sink unit. The family bathroom offers a bespoke finish, with a vanity unit offering solid wood work surfaces and storage, with a shower over the bath and attractive tiled splash backs.

THE GREAT OUTDOORS

Opening up from the sitting room patio doors, a patio seating area offers the ideal space for alfresco dining. A central lawn can be found to the rear, with a further patio where a useful timber shed can be found. Enclosed with brick walling and timber panelled fencing, a variety of planted borders can be found, with gated access to the front of the property.

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.

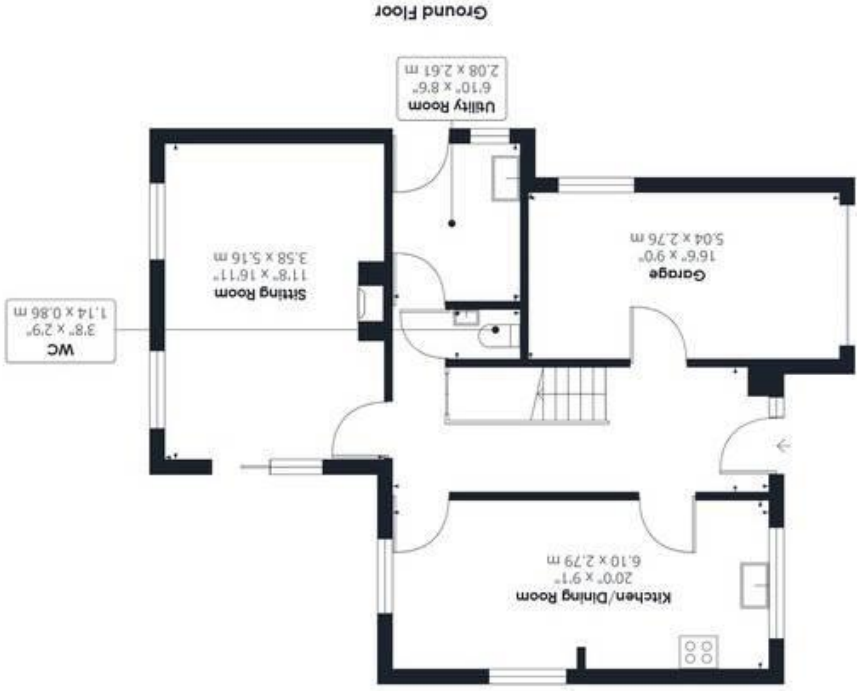
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What3Words : ///proceeds.restrict.ballpoint

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.

(1) Excluding balconies and terraces

Approximate total area^m
 1220.17 ft²
 113.36 m²