

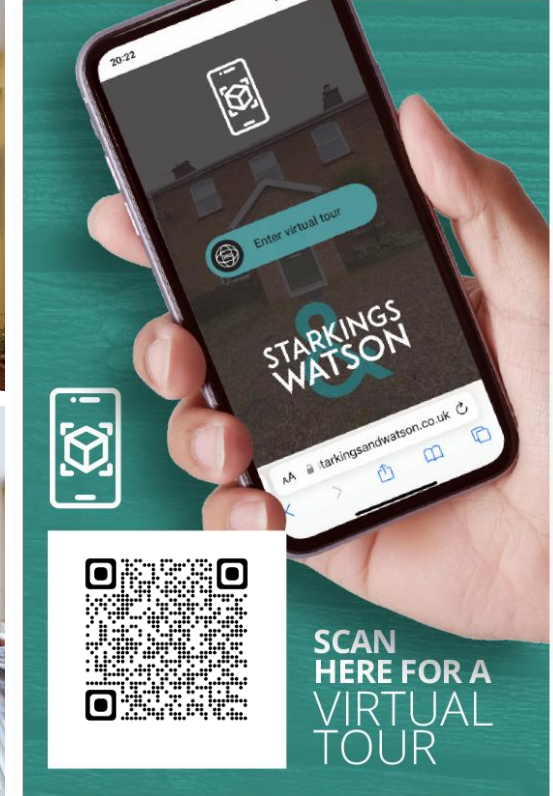
WHERRY ROAD

# Bungay NR35 1LG

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Detached Chalet Style Home
- Cul De Sac Location
- Elevated Position With Far Reaching Views
- Large Sitting/Dining Room
- Separate Kitchen
- Three Bedrooms Over Two Floors
- Large Corner Plot Garden
- Driveway & Garage

### IN SUMMARY

NO CHAIN! Located on the corner of a QUIET CUL-DE-SAC in an ELEVATED POSITION with FAR REACHING VIEWS over the town you will find this DETACHED CHALET STYLE HOME. The house is presented in good order and could definitely be moved straight into but could also benefit from some improvements or extension (stp). Internally you will find a large main reception room to the front, separate kitchen to the rear, w/c and separate shower room with a ground floor BEDROOM or dining room. On the first floor there are TWO LARGE DOUBLE BEDROOMS with built in storage. Externally there are PRIVATE non-overlooked REAR GARDENS as well as DRIVEWAY PARKING to the front, further lawned gardens as a single GARAGE with power and light. The property benefits from uPVC double glazing and GAS FIRED CENTRAL HEATING.

### SETTING THE SCENE

Approached via the cul-de-sac you will find large front and side lawns with hard standing driveway parking to the front which leads to the single garage. The

pathway provides access to the rear garden as well as the main entrance door to the side.

### THE GRAND TOUR

Entering the house via the main entrance door to the side you will find stairs to the first floor landing as well as understairs storage. To the right you will find the main reception room overlooking the front with two large full length windows providing ample light. The main reception is big enough for sitting and dining. On the other side of the hallway is the kitchen with plenty of storage and rolled edge worktops with eye level electric oven and space for washing machine and fridge freezer. There is a wall mounted gas fired boiler and rear access to the garden. Adjacent, also overlooking the garden is a flexible room currently used as a dining room but technically a downstairs bedroom. You will then find a w/c and separate shower room adjacent. Heading upstairs there are two double bedrooms both with plenty of large eaves storage. From the front bedroom there are excellent views across the town.

### THE GREAT OUTDOORS

The rear garden is private and not overlooked and offers a large terrace leading off the rear of the house ideal for a table and chairs. The rest of the garden is laid to lawn with mature hedging and shrubs with a pathway leading down the end of the garden. The garden is also enclosed with timber fencing.



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### 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 1LG

What3Words : ///litigate.verifyng.windows

### VIRTUAL TOUR

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

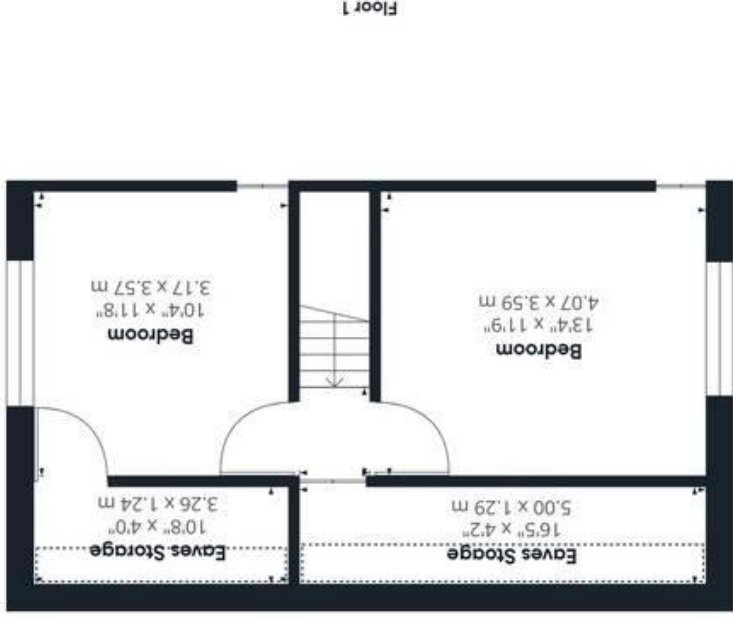
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**Approximate total area™**  
 922.28 ft<sup>2</sup>  
 85.68 m<sup>2</sup>  
**Reduced bedroom**  
 38.74 ft<sup>2</sup>  
 3.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bedroom  
(below 1.5m/4.92ft)

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.