

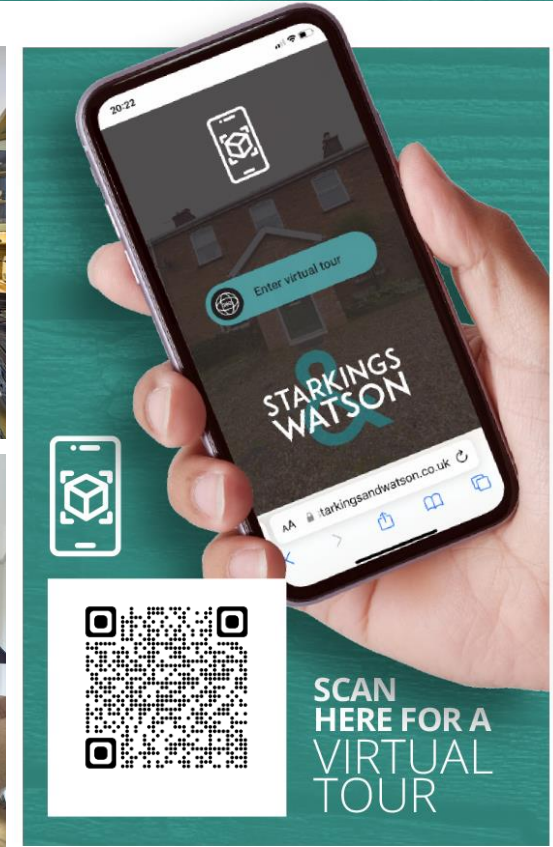
HILLSIDE ROAD EAST

Bungay NR35 1JU

Freehold | Energy Efficiency Rating : C

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

FOR SALE
PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS
WATSON

- Semi-Detached Home
- Presented In Excellent Order
- Three Reception Rooms
- Three Ample Bedrooms
- Double Sided Woodburner
- South Facing Garden
- Various Outbuildings, Hot Tub & Sauna
- Driveway Parking

IN SUMMARY

This SURPRISINGLY spacious SEMI-DETACHED HOUSE offers a lot more than expected with a wonderful rear garden and plenty of DRIVEWAY PARKING to the front. The house itself offers well-presented accommodation extending to over 1000 SQFT (stms) with a hall entrance, WC, FAMILY ROOM, SEPARATE SITTING ROOM with back to back woodburner and KITCHEN/DINING ROOM creating THREE RECEPTION ROOMS. On the first floor there are THREE AMPLE BEDROOMS and a family bathroom. Externally the rear gardens are well kept with large lawns and an array of outbuildings to include STUDIO/OFFICE, SUMMER HOUSE as well as wood fired HOT TUB, SAUNA and changing room/shower. A really unexpected surprise! The property is well located for town and local amenities all within an easy walk.

SETTING THE SCENE

Approached from the off shoot road via Hillside Road East there is a low level brick wall leading to the large frontage with brickweaved driveway providing ample off road parking and a lawned front garden. There are

steps up to the main front door.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with stairs to the first floor landing, tiled flooring underfoot and understairs cupboard and a useful W/C. The first room to the left is a separate sitting room/study room with feature fireplace and wood flooring. Adjacent there is the main sitting room with wooden flooring and a back to back woodburner with slate tiled hearth, built in storage and double doors onto the rear garden. To the rear of the hallway is the kitchen and dining room which are semi open plan. The kitchen is of shaker style with wooden worktops, space for washing machine, dishwasher, fridge and freezer as well as space for double range style oven. With a couple of steps down you will then find the dining room with continued wood flooring and the double sided woodburner, and double doors to the rear garden. Heading up to the first floor landing you will find a window to the front and loft hatch access, with folding ladder. There is a family bathroom initially with shaped bath and shower over. The main bedroom is next overlooking the rear garden with feature fireplace and built in cupboard housing central heating boiler. Adjacent there is another double bedroom with feature fireplace and fitted wardrobe. The third bedroom is found to the front also with a built in cupboard.



To arrange an accompanied viewing please call our
Bungay Office on **01986 490590**



THE GREAT OUTDOORS

The highly impressive rear garden offers a huge amount. Initially you will find a raised deck and covered pergola ideal for seating and entertaining. There is then a small pond and shingled areas well as raised beds with mature planting. You will find a side gated access leading to the passage providing front to back access. The main section of the garden is lawned which in turn leads to an array of outbuildings. Firstly there is a large timber built workshop/studio with power and light, ideal for home office or studio, as well as a smaller useful timber storage shed. Next you will find a summer house and beyond there is a raised deck leading to the wood fired hot tub and sauna pod with a specific changing room and outside shower beyond. The garden is fully enclosed with timber fencing. To the very rear of the garden you will also find further garden storage sheds.

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 1JU

What3Words : ///plan.stood.outsmart

VIRTUAL TOUR

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

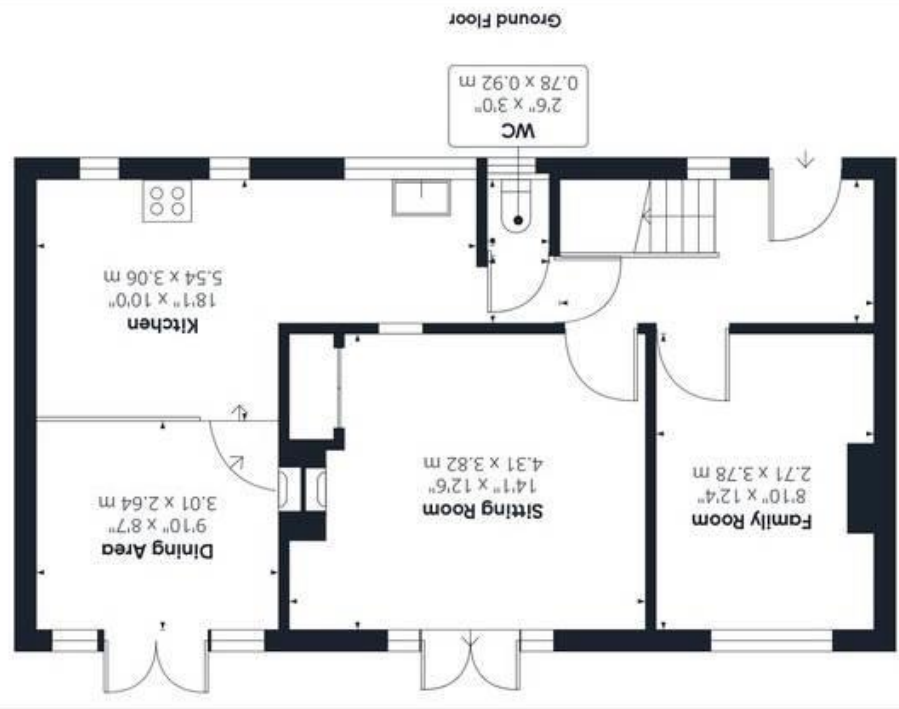
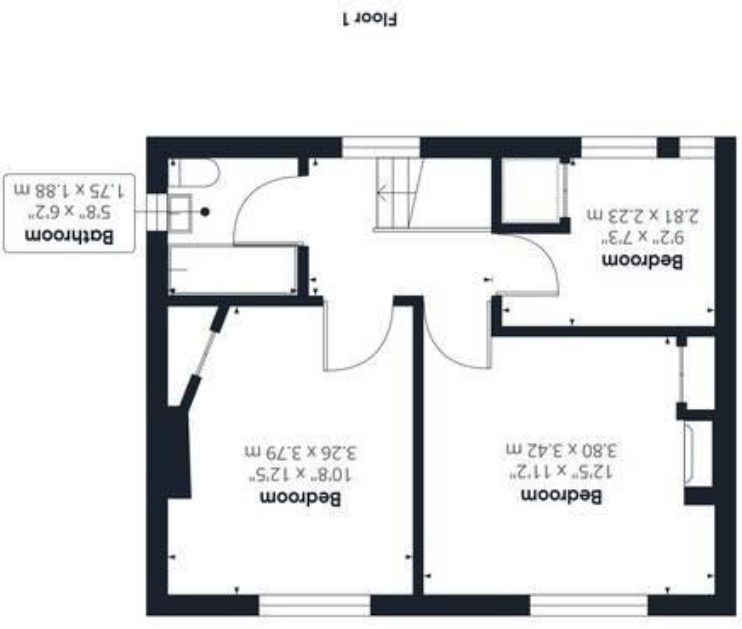
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



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
 1021.03 ft²
 94.86 m²

