

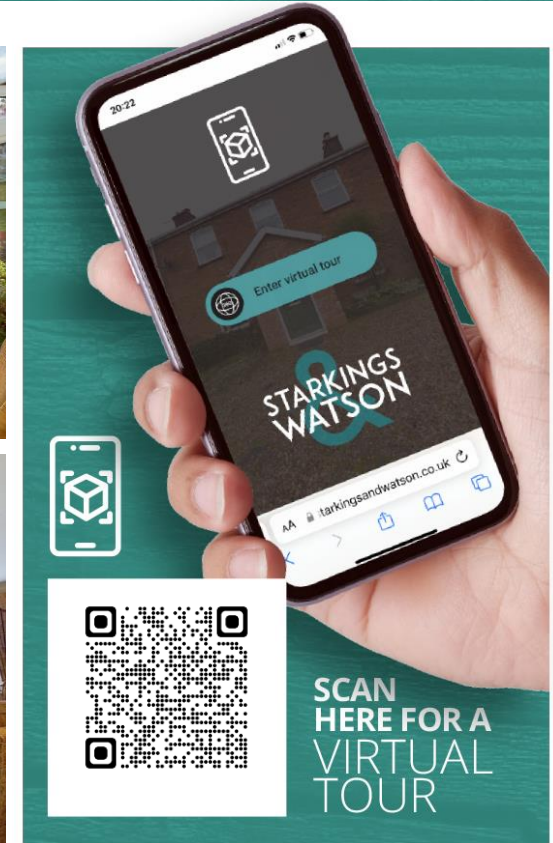
BECCLES ROAD

Bungay NR35 1JB

Freehold | Energy Efficiency Rating : C

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

FOR SALE
PROPERTY



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**STARKINGS
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- Individually Designed Family Home
- Unique & Private Location
- Stunning Elevated & Far Reaching Views
- Three Receptions With Re-fitted Kitchen
- Four / Five Bedrooms
- Plot Extending To 1/3 Of An Acre (stms)
- Three Bathrooms
- Driveway Parking & Double Garage

IN SUMMARY

Located on the FRINGES OF BUNGAY on a PRIVATE cul-de-sac you will find this INDIVIDUALLY DESIGNED & BUILT HOME extending to over 2500 SQ FT including the BASEMENT DOUBLE GARAGE. The accommodation is presented in excellent order and offers a VERY FLEXIBLE LAYOUT over two floors. Internally you will find a porch and hallway, main sitting room with fireplace, dining room, impressive KITCHEN/DINING ROOM, UTILITY, stunning GARDEN ROOM, FOUR BEDROOMS and THREE BATHROOMS one of which is an en-suite. Externally, the garden is of huge amount of interest set over multiple levels with mature planting and shrubs as well as large private terrace. As the house is elevated on the edge of town you will find WONDERFUL FAR REACHING VIEWS across open fields and the valley and town beyond. The position really is special and needs to be viewed to fully appreciate.

SETTING THE SCENE

Approached from the Beccles Road via a shared private road to the cul-de-sac. The property can be found towards the top of the hill on the left hand side with a brick wall surrounding the frontage and a hard standing driveway leading to the basement integral double garage

with two double doors, power and light. Using the steps to the front from the driveway this provides access over the pretty lawned front garden to the main entrance door to the front.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a porch leading to the main entrance hallway with access to all ground floor rooms as well as the stairs to the first floor landing. The first room to the right is the main sitting room with dual aspect and a Clearview woodburner and fireplace. The kitchen/dining room is found beyond, a wonderful room with plenty of space for all the family to enjoy. The kitchen has been completely re-modelled by the current owners with plenty of storage and wooden worktops over. You will find a Rangemaster oven, integrated dishwasher, double eye level oven and fridge/freezer as well as space for the table and access to the utility room and the garden room. The utility offers further storage with space and plumbing for washing machine and tumble dryer as well as the gas fired boiler and door to the rear garden. The garden room offers a glass vaulted ceiling with bi-folds onto the rear terrace. A wonderful flexible space that could be used in a number of ways. Leading back off the hallway is the separate dining room overlooking the frontage. You will then find two bathrooms adjacent to one another. Both have been re-modelled one is shower room and the other a bathroom. Beyond the bathrooms there are two ample bedrooms both with fitted storage, one is currently used as an office. heading up to the first floor landing there are lovely views to the front. Off the landing there are two double bedrooms both with dual aspect and both have fitted storage. The main bedroom also benefits from an en-suite shower room.



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THE GREAT OUTDOORS

Leading from the garden room or utility you will find the stunning rear patio providing a level hard standing area suitable for outside dining and entertaining. There are planted borders surrounding and access to the lawns to the side and rear. The undulating lawns are set over various levels providing interest to the garden. You will find a number of planted borders shrubs and trees with a feature rockery / pond area, timber summer house and far reaching views across the fields and valley. The garden leads round to the front on both sides with further lawns.

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 1JB

What3Words : ///emeralds.refuse.towel

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised of the following; The property is approached via a shared private road. Services connected are mains gas, electric, mains water & private drainage via a treatment plant.

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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Basement



Ground Floor



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.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area
 2582.95 ft²
 239.96 m²
Reduced headroom
 47.82 ft²
 4.44 m²

