



*Tower Mill Road,
Bungay, Suffolk.*



Beccles - 6.2 miles
Halesworth - 8.6 miles
Norwich - 16.6 miles
Southwold & The Coast - 16.8 miles

An excellently opportunity to purchase this semi-detached bungalow situated a short walk from Bungay's Town Centre, Super Market & Medical Practice. The property offers deceptively spacious accommodation boasting a generous sitting room, kitchen breakfast room, dining room/third bedroom, two further double bedrooms and a shower room. Outside generous grounds provide ample parking, a garage and attractive gardens. The property would benefit from a cosmetic refurbishment but benefits from a modern gas heating system and upvc windows. Viewing is highly recommended.



Property

Entering the property via the front door we are welcomed by the entrance hall where the feeling of space that runs throughout the property is instantly apparent. To our right we find the first of the generous double bedrooms, set over looking the front gardens, this generous room offers complete flexibility in its use which is a benefit found with all of the bedrooms in this versatile property. On the opposite side of the hall we find the kitchen breakfast room. This room is fitted with a range of units and two built in cupboards one of which houses the gas boiler. A door opens to the drive way at the side of the bungalow whilst two windows fill the room with natural light. This fantastic space provides a superb kitchen and informal dining area. Along the hall we find the shower room and second double bedroom. The shower room is fitted with a modern white suite offering a shower, wash basin and w/c. Adjacent to the bedroom we find the sitting room. This generous room enjoys a feature fireplace as a focal point to the room whilst patio doors open to the conservatory which provides an excellent extension to the entertaining space, french doors from here open to the garden. Back in the sitting room a door opens to the third double bedroom, again a versatile room which enjoys the view of the rear garden and currently boasts fitted wardrobes. This completes the accommodation.







Outside

Approaching the property from the road we find a generous drive way leading to the side of the bungalow and giving vehicular access to the garage. A paved path leads to the front door passing the attractive front gardens which is laid to lawn with an attractive bush and low lying brick boundary wall. A side gate opens to the rear gardens. At the rear we find a generous garden. This space is fully enclosed by timber fences. From the conservatory steps lead down into the garden which is laid to lawn and framed with a variety of planted beds. A feature pond is surrounded by established plants. A personal door opens to the garage and we find an attached garden/potting shed.

Location

This property is located a short walk from the medical centre, high school, supermarket and town centre of Bungay. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distance. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity.
Mains Water. Mains Drainage.
Gas Central Heating & Hot Water System.
Energy Rating: TBC

Local Authority:

East Suffolk Council
Tax Band: B
Postcode: NR35 1RJ

Tenure

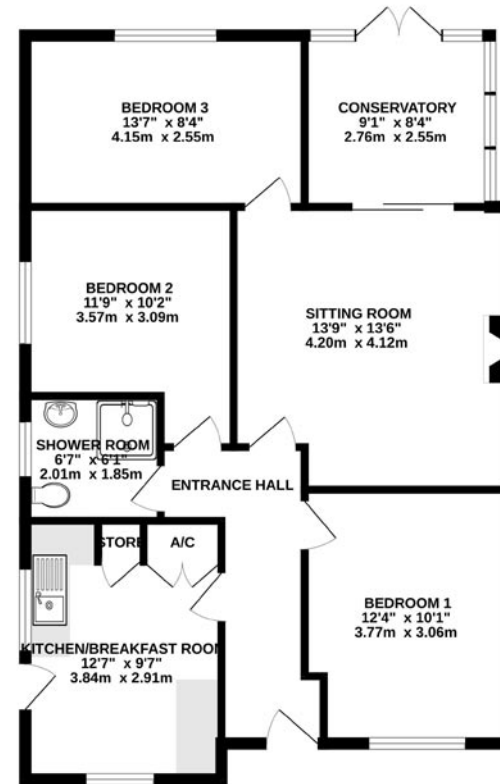
Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £225,000

GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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