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Rose Hall Gardens,
Bungay, Suffolk.

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ESTATE AGENTS

Halesworth - 8.8 miles
Beccles - 5.4 miles
Norwich - 15.4 miles
Southwold - 16.8 miles

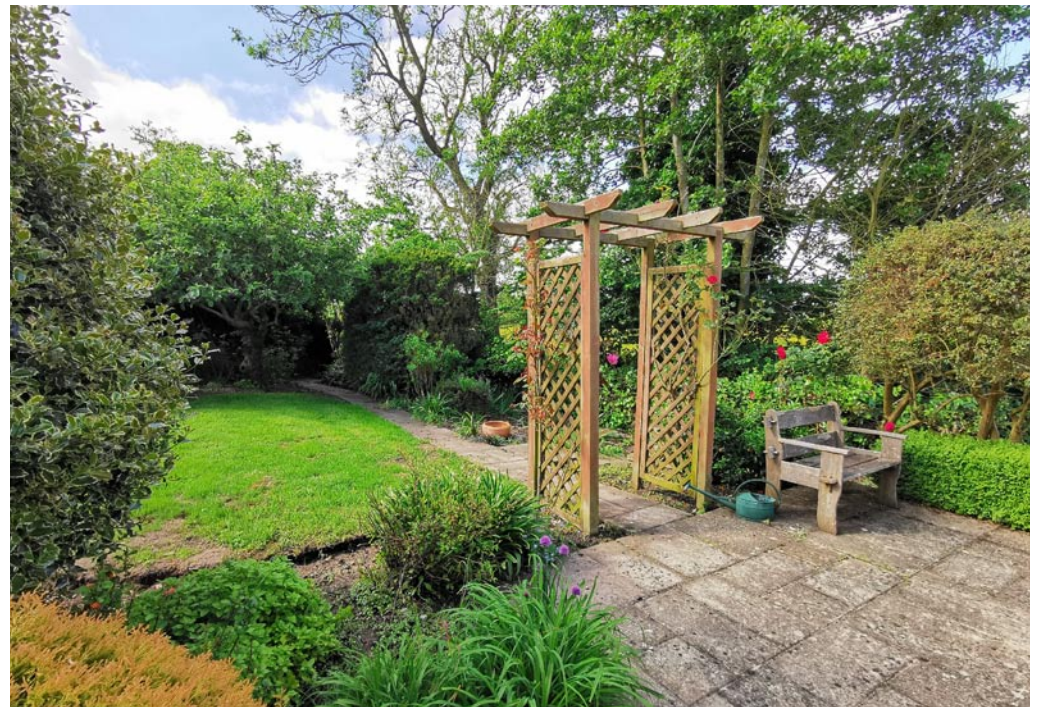
Enjoying the most impressive, open meadow views whilst being just footsteps from the thriving centre of the Market Town of Bungay is this spacious detached bungalow. Rose Hall Gardens is always a sought after position with the three properties set at the foot of this quiet cul-de-sac in particular demand for the stunning views the position offers. The property itself enjoys two large double bedrooms, sitting/dining room and kitchen breakfast room along with a recently refitted bathroom and separate w/c. Outside the generous plot boasts parking, a garage and delightful rear gardens that look to the south westerly aspect.



Property

Stepping through the front porch we find ample space for coat and boot storage before entering the bungalow where we are welcomed by a main hallway that leads to all the rooms in the property. From here our eye is drawn through the sitting/dining room window to the stunning view offered from both here and the master bedroom. Immediately to our right you will find the recently refitted w/c boasting afresh white suite set against attractive tiles. Set to our left we find the kitchen equipped with a good range of wall and base units providing superb storage and working space above. A fitted oven and hob feature whilst the sink is set below a window looking onto the generous front gardens. Additional storage is found in the pantry cupboard and space is made for informal dining. Stepping through the hall we pass the airing cupboard before entering the sitting/dining room. Approaching 18.ft this generous room offers space to both relax and dine whilst taking in the fabulous views from two 'picture' windows that look across the garden and the extensive meadows beyond. A door leads out to the garden allowing us to flow to the garden when entertaining or simply enjoying the vista. Moving back through the hallway we find the bathroom which has been refitted to offer a new bath with shower and screen over along with a pedestal wash basin. Adjacent we find the first double bedroom whilst at the rear the exceptional master bedroom completes the accommodation and boast twin fitted wardrobes and again offers the most fantastic view to wake up to.







Outside

The property occupies a generous plot at the foot of this quiet cul-de-sac. Arriving at the bungalow a driveway provides off road parking and access to the detached single garage. From here a path offers access to both sides of the bungalow and continues past the extensive front lawn to the entrance porch. The front lawn offers potential to further extend the parking if required. At the rear the garden wraps around the south and west side of the bungalow. This space has been beautifully kept with a vast range of planted borders filled with scent and colour which provide depth to the garden. A walk way leads around the foot of the garden whilst a large area of patio offers the perfect spot for outside entertaining. From here the low lying boundary to the southwest aspect offers a stunning view over the meadows between Bungay and Earsham with Earsham Church spire a centre piece to the skyline. The position and views on offer make this an extremely rare opportunity.

Location

This property is situated enjoying stunning views whilst being just footsteps from the 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. Central Heating .
Energy Rating: TBA

Local Authority:

East Suffolk Council
Tax Band: C
Postcode: NR35 1BJ

Tenure

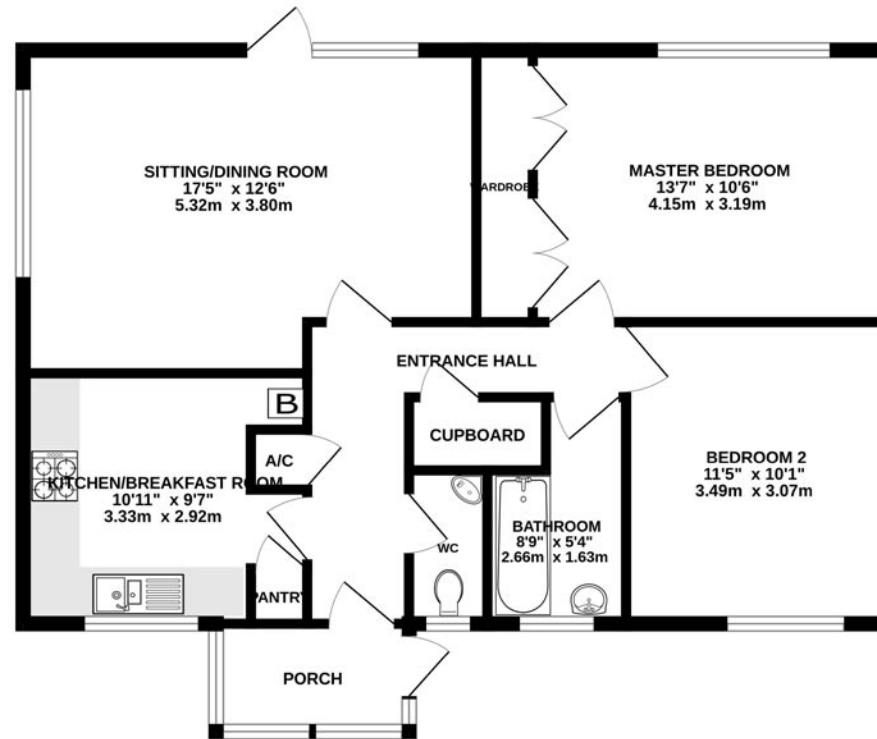
Vacant possession of the freehold will be given upon completion.

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: £325,000

GROUND FLOOR
765 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.0 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 is given as to their operability or efficiency can be given.
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To arrange a viewing, please call 01986 888160

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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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