



Fairfield Road, Bungay - NR35 1RY

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Fairfield Road

Bungay, Suffolk

IN SUMMARY Guide Price £270,000-£280,000. Located on a QUIET CUL-DE-SAC location on a prominent CORNER PLOT is this LINK-DETACHED BUNGALOW presented in good order throughout with GENEROUS GARDENS FRONT AND REAR. The bungalow internally offers over 1000 SQFT (stms) with a flexible layout currently offering entrance porch, dining room and separate sitting room. There is a large kitchen/breakfast room with extended rear lobby also leading out to the garden. In addition there are TWO DOUBLE BEDROOMS and a shower room. Externally there are large and PRIVATE REAR GARDENS as well as equally generous front driveway providing PLENTY of PARKING as well as SINGLE GARAGE. The bungalow certainly offers more than you might expect and benefits from uPVC DOUBLE GLAZING and gas fired central heating.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Link Detached Bungalow
- Cul De Sac Location
- Sitting & Dining Room
- Large Kitchen/Breakfast Room & Utility Room
- Two Ample Bedrooms
- Corner Plot Garden
- Garage & Driveway Parking
- Well Located for Town & Amenities

The property is situated in 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.

SETTING THE SCENE

Approached via the quiet cul-de-sac with a corner plot position you will find a large hard standing driveway providing plenty of parking off road. This in turn leads to the single garage with up and over door. There is a covered entrance to the side with the main front door as well as front lawns pathway and mature planting with shrubs and hedging.



THE GRAND TOUR

Entering into the entrance porch you will find access to the rear garden as well as the dining room initially. The dining room is a lovely bright room with flexible usage and wood effect flooring. This leads to the sitting room and the kitchen with the bedrooms found in the other direction. The sitting room to the front has a triple aspect and a feature fireplace. Heading into the kitchen/breakfast room you will find a range of units with rolled edge worktops over as well as integrated double eye level ovens, gas hob and dishwasher. There is then space for washing machine and tumble dryer as well as a fridge/freezer. There is space for the dining table as well as an extended porch beyond which provides access to the garden and could be used as a study room. The bedrooms and bathroom can be found off the dining room with both double bedrooms featuring built in wardrobes. The bathroom offers a shower instead of a bath.

FIND US

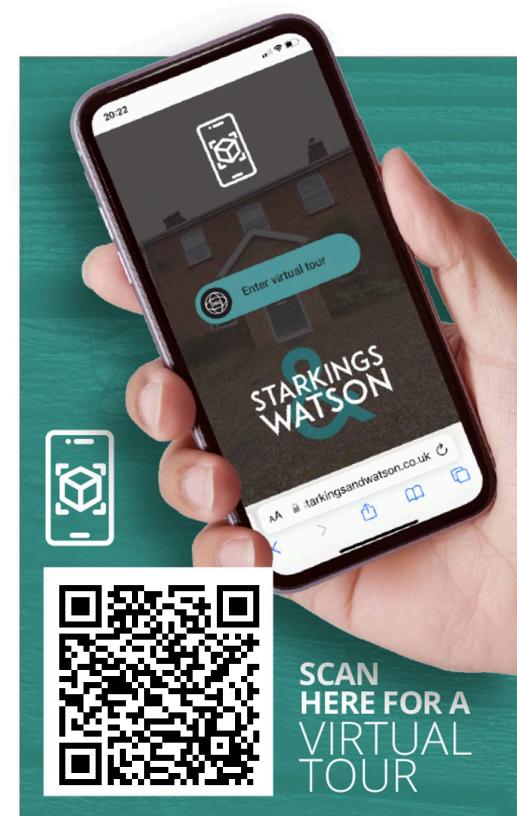
Postcode : NR35 1RY

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VIRTUAL TOUR

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

You can include any text here. The text can be modified upon generating your brochure.

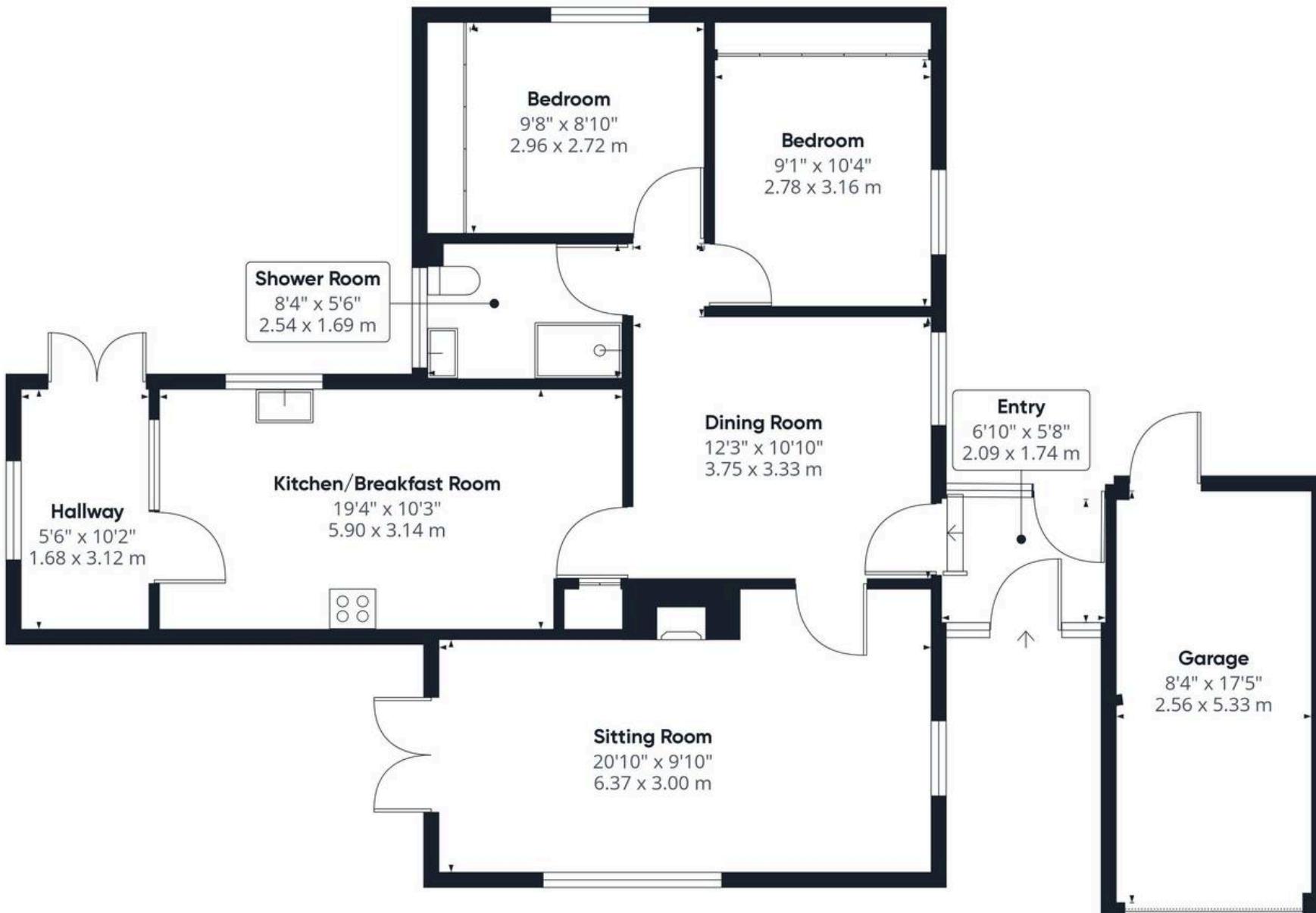






THE GREAT OUTDOORS

The rear garden is a generous size benefiting from its corner plot. The garden also offers a good degree of privacy with extensive hedging and trees providing screening. The garden is mainly laid to lawn with a paved patio to the rear as well as two timber sheds and a further paved patio leading off the doors in the kitchen/breakfast room. There is also gated access from the side leading to the rear.



Approximate total area⁽¹⁾

1082.41 ft²
100.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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