

BIGOD ROAD

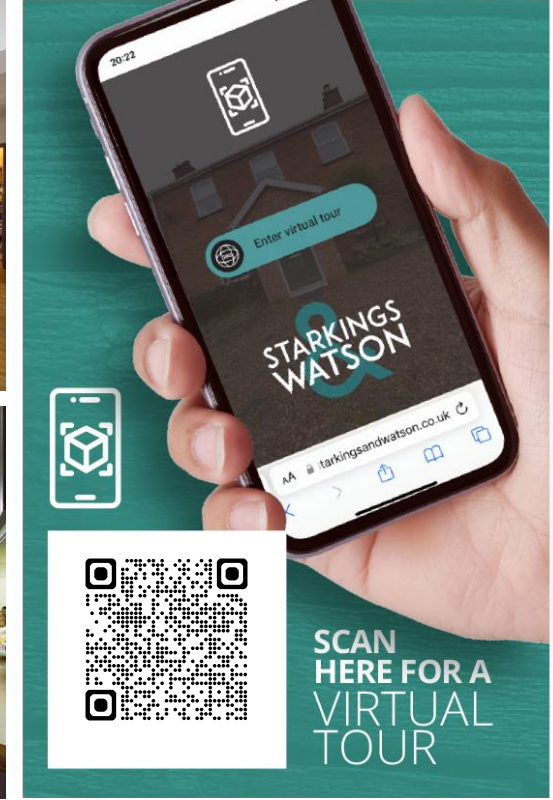
Bungay NR35 1JR

Freehold | Energy Efficiency Rating : D

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FOR SALE

PROPERTY



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STARKINGS WATSON

- End Of Terrace Home
- Extended, Modernised & Improved
- Open Plan Kitchen/Dining Room with Bi-Folds
- Feature Ground Floor Bathroom & Porch
- Separate Sitting Room
- Three Ample Bedrooms & Second Bathroom
- Private Non-Overlooked Garden
- End of Cul-De-Sac with Driveway Parking

IN SUMMARY

This END OF TERRACE FAMILY HOME has in recent years been heavily extended and improved to create a wonderful space ideal for a growing family. Externally the house offers its own PRIVATE DRIVEWAY to the front with AMPLE PARKING as well as a WONDERFUL PRIVATE REAR GARDEN with a sunny aspect. Internally, the main features are the stunning family bathroom with double sized JACUZZI bath and walk in rainfall shower as well as the EXTENDED KITCHEN/DINING ROOM and newly fitted kitchen with BI-FOLDS onto the garden. In addition, you will find a porch entrance and hallway, large double sized sitting/dining room, THREE AMPLE BEDROOMS, one with fitted cupboards and another bathroom on the first floor. The house is presented in good order and located on a quiet offshoot cul-de-sac adjacent to Hillside Road East within easy access of the town and local amenities.

SETTING THE SCENE

Approached via Bigod Road at the very end of the cul-de-sac with a shingled access to the private driveway.

The drive provides plenty of off road parking for numerous vehicles, unusual for the type of property in the location. To the front you will also find a timber shed as well as paved access to the front door with a small front lawn and gated side access to the rear garden.

THE GRAND TOUR

Entering via the extended porch there is space for coats and shoes. This leads into the hallway as well as the main feature bathroom to the left. The bathroom forming part of the recent extension is a stunning and surprising room featuring a double sized Jacuzzi bath as well as walk in rainfall shower. The room is filled with natural light with vaulted ceiling and Velux windows. The hallway offers access to the first floor landing as well as the kitchen and main sitting room. The sitting room to the right is a generous space suitable for sitting and dining if required. There are doors opening onto the rear extension as well as built in storage and a fireplace housing the back gas fired boiler. The kitchen and dining room beyond has been recently re-fitted and extended creating a wonderful space for cooking and entertaining. The kitchen features a range of modern handleless units with squared edge worktops over as well as a clever alcove space containing the oven and further storage and space for all white goods. The breakfast bar is also built to match the kitchen and is moveable so can be positioned in any place to suit. There is a door to the side porch from the kitchen offering further storage and access to the garden as well as bi-folds to the rear garden. Heading up to the first floor landing



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there are three ample bedrooms and a bathroom. The bathroom to the front offers a bath with electric shower over. The main bedroom to the front offers excellent views across the Waveney Valley, with the 2 remaining bedrooms at the rear.

THE GREAT OUTDOORS

The private rear garden offers a great degree of privacy with no houses behind overlooking. There is also a range of mature trees and shrubs providing plenty of screening. The garden has been well designed and offers plenty of space and natural light with a sunken terrace leading from the bi-folds, side shingled area and then steps up to the main section of lawn. The garden features a range of established shrubs with extensive planting borders. You will also find useful outbuildings.

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.

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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Postcode : NR35 1JR

What3Words : ///longingly.caused.flies

VIRTUAL TOUR

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



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/4.92ft)

(†) Excluding balconies and terraces

Approximate total area^m

1159.49 ft²
107.72 m²

Reduced headroom

6.89 ft²
0.64 m²

