

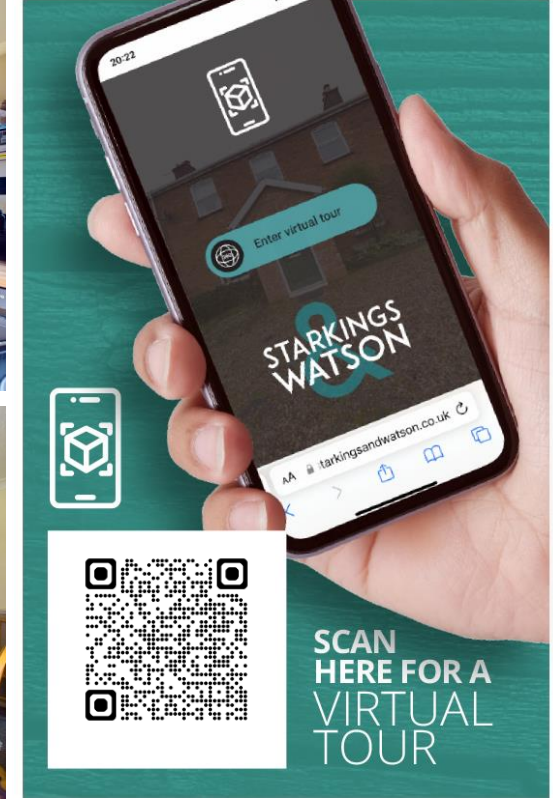
MESSENGER CLOSE

Bungay NR35 1PW

Freehold | Energy Efficiency Rating : B

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

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- Motivated Vendors!
- Popular Residential Location
- Driveway Parking with Garage
- Private & Generous Rear Gardens
- Impressive Main Reception with Conservatory
- Four Ample Bedrooms
- Shower Room & W/C
- Well Located for Town & Amenities

IN SUMMARY

MOTIVATED VENDOR! Located on a much requested CUL-DE-SAC on the fringes of BUNGAY is this DETACHED FOUR BEDROOM FAMILY HOME with a very GENEROUS REAR GARDEN. The house itself offers almost 1150 SQFT of accommodation internally with a porch entrance, impressive main reception room extending to 22' with a conservatory beyond. There is also a w/c and kitchen completing the ground floor. On the first floor you will find FOUR AMPLE BEDROOMS as well as a family shower room. Externally and to the front there is a front garden with the bank to the side included, ample DRIVEWAY PARKING and a single garage. To the rear, a patio area for alfresco dining, and two further lawned areas as well as a pond, various shrubs and fruit trees, two sheds, a greenhouse and summerhouse.

SETTING THE SCENE

The property is approached via a large hard standing driveway with ample parking which in turn leads to the single garage. There is a pleasant frontage with lawned gardens and shrub borders including the

bank to the side. The main entrance door is found to the front with a gated access from the driveway onto the garden.

THE GRAND TOUR

Entering the house via a porch entrance, you will find space for coats and shoes leading to the inner hallway with stairs to the first floor landing as well as the w/c. To the right hand side of the hallway you will find the main sitting room with feature fireplace as well as doors leading into the conservatory to the rear overlooking the garden. The main sitting room is 22' approximately in length, allowing space for sitting and dining. On the other side of the hallway is the kitchen with a range of fitted units with rolled edge worktops over as well as space for a double fridge freezer, double range oven, washing machine and an integrated dishwasher. There are doors leading out to the rear to the rear garden. Also heading up to the first floor landing, you will find four ample bedrooms, two of which are found to the front and two to the rear overlooking the garden. The family bathroom has been upgraded and now offers a double walk in shower with rainfall.

THE GREAT OUTDOOR

Heading out to the rear garden you will find large paved patio leading from either the conservatory or the kitchen with a timber shed. This leads onto the main section of lawn where you will find another timber shed as well as a feature pond. Via a picket fence, you will find a further section of lawn with a greenhouse and a summer house as well as fruit



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trees and plenty of mature planting. The garden extends further than you might first expect and provides the ideal space to relax and enjoy the garden on offer.

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 1PW

What3Words : ///outfitter.nest.brilliant

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised that the property benefits from the use of solar panels; believed to be on a 26 year lease agreement from March 2012.

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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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.

(1) Excluding balconies and terraces:

Approximate total area^m
 1136.13 ft²
 105.55 m²

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