

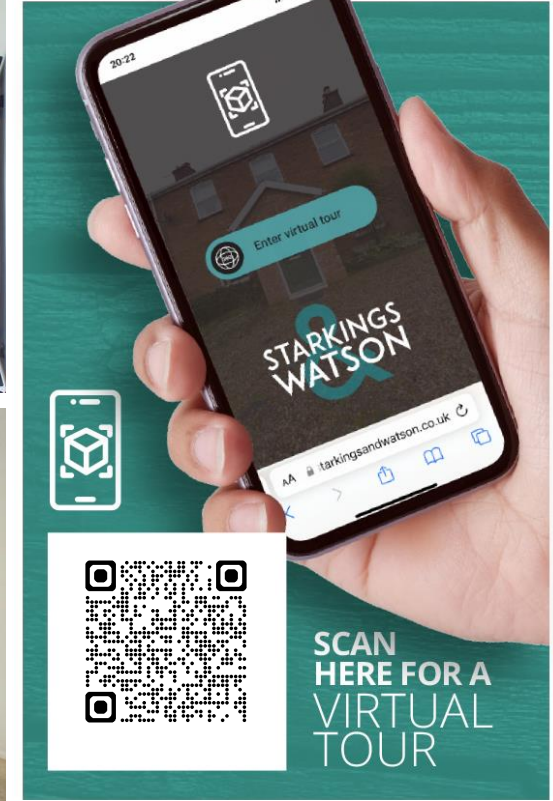
JOHN CHILDS WAY

Bungay NR35 1SE

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



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- No Chain!
- Detached Family Home Presented In Good Order
- Three Receptions Including Impressive Extension
- Separate Kitchen/Dining Room
- Two Bathrooms & W/C
- Larger than Expected Rear Garden
- Driveway & Garage
- Quiet Cul De Sac Location

IN SUMMARY

NO CHAIN! located on a small CUL-DE-SAC on the fringes of Bungay is this DETACHED FAMILY HOME presented in EXCELLENT ORDER having been recently extended to the rear. The house offers accommodation extending to approximately 1150 SQFT internally (stms) with an entrance hall, w/c and modern KITCHEN/BREAKFAST ROOM. There are then THREE WONDERFUL RECEPTION SPACES including the extended family room to the rear with BI-FOLDS onto the garden. On the first floor there are THREE DOUBLE BEDROOMS as well as family bathroom and en-suite shower room. Externally, the private rear gardens are larger than average with lawns as well as patio and play area around the corner. You will also find DRIVEWAY PARKING to the side and a SINGLE GARAGE.

SETTING THE SCENE

Approached via the cul-de-sac there is a lawned front garden with mature shrubs and a pathway to the

front door. To the side you will find a hard standing driveway providing off road parking leading to the single garage beyond.

THE GRAND TOUR

Entering via the main entrance door to the front, you will find an entrance hallway with stairs to the first floor landing as well as understairs, storage and the wc to the left hand side. Continuing along the hallway and turning left, you will find a modern, well fitted kitchen breakfast room with a range of units and wooden worktops over as well as integrated appliances to include double oven, grill, microwave, fridge, freezer, dishwasher, gas hob and space for washing machine and the breakfast bar. There is also a rear access to the side driveway. Off the kitchen breakfast room, you will find the dining room which is open plan to the sitting room as well as being semi open plan to the newly extended family room to the rear. The family room offers wooden flooring with modern vertical radiators and bi folding doors onto the rear garden. Heading up to the first floor landing, you will find three double bedrooms, all of which have built in wardrobes, with the main bedroom having a modern refitted en-suite shower room. The family bathroom is fully tiled and offers a shaped panel bath with shower over as well as built in airing cupboard.

THE GREAT OUTDOORS

The private and enclosed rear garden, accessed via the family room to the rear, offers a lawn garden which is a blank canvas with mature planting and



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shrubs, as well as a children's play area to the rear and hard standing patio. There is also access from the rear garden to the single garage and a gated access to the side driveway. The garden is fully enclosed with brick walls and timber fencing.

OUT & ABOUT

The property is situated in the 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 1SE

What3Words : ///achieving.undivided.appeal

VIRTUAL TOUR

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

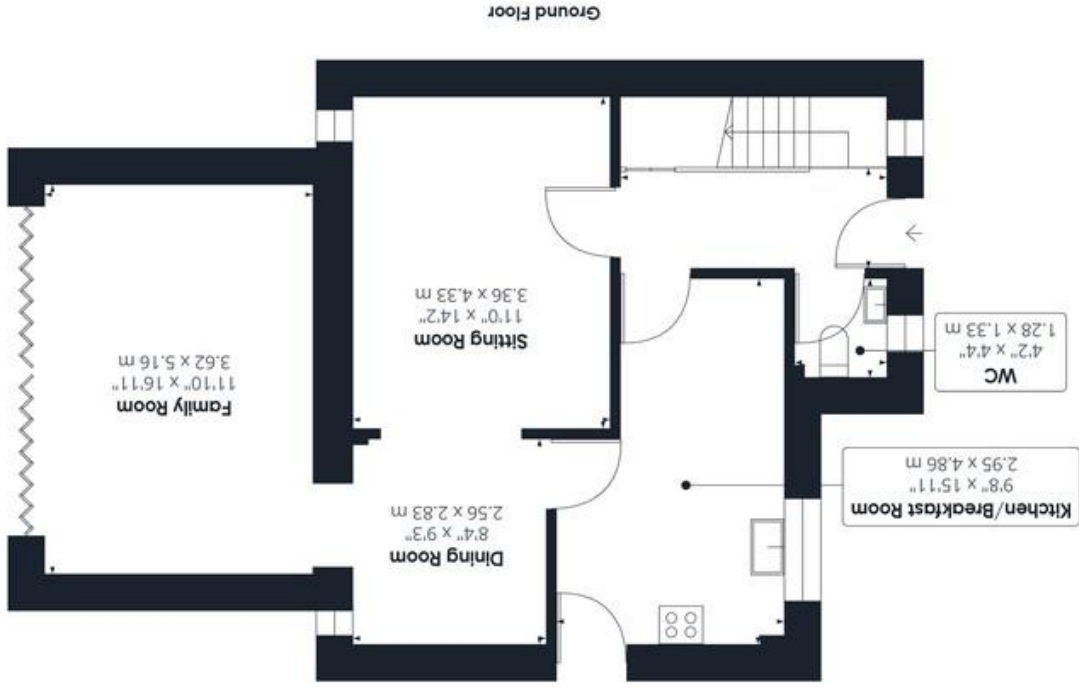
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Price:



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Approximate total area[†]
 1159.17 ft²
 107.69 m²

(†) Excluding balconies and terraces

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.