

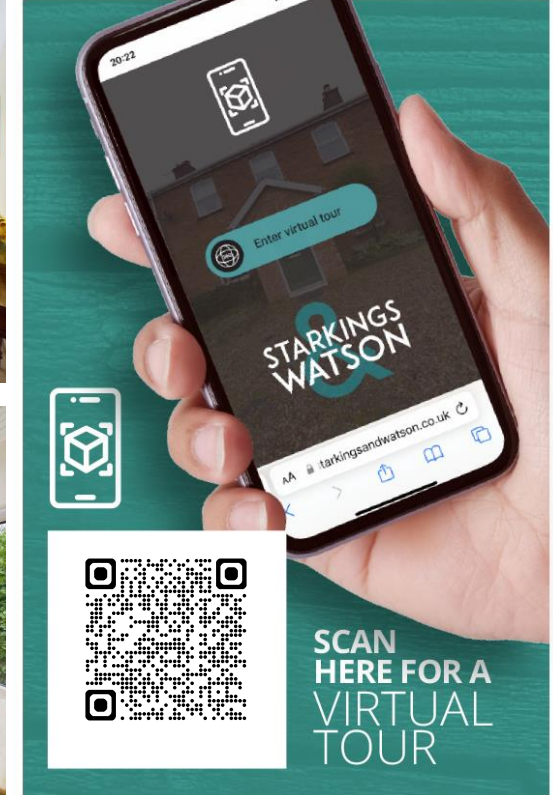
ROSE HALL GARDENS

Bungay NR35 1BJ

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



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- No Chain!
- Detached Bungalow
- Sought After Cul-De-Sac
- Great Access For Town
- Two Ample Bedrooms
- Sitting/Dining Room & Conservatory
- Private Rear Gardens
- Driveway Parking & Garage

IN SUMMARY

NO CHAIN! Located within a HIGHLY DESIRABLE and QUIET CUL-DE-SAC, you will find this DETACHED BUNGALOW offered in good condition throughout and ready to be moved into! The property is ideally located for the town with all local amenities within an easy stroll. The cul-de-sac also offers a wonderful aspect and views across the WAVENEY VALLEY. Internally you will find comfortable accommodation extending to almost 900 sqft with an entrance hallway, kitchen with views to the front, spacious and bright sitting room with extended CONSERVATORY. There are TWO AMPLE DOUBLE BEDROOMS with the master benefiting from double built in wardrobes as well as a modern shower room. Externally there are LANDSCAPED and SOUTH FACING rear garden presented in excellent order as well as DRIVEWAY PARKING and a single garage.

SETTING THE SCENE

The bungalow can be found toward the end of Rose Hall Gardens on the left hand side with hard standing parking in front of the garage as well as shingled

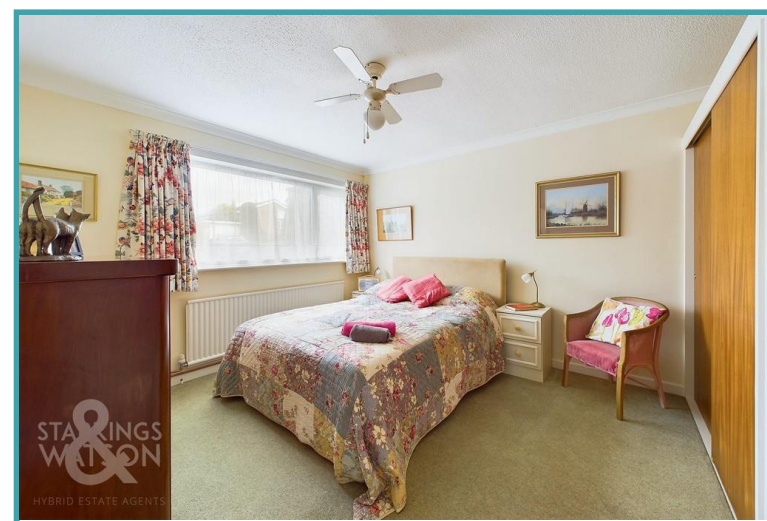
areas and a pathway leading around the side to the front. The frontage offers a tiered front garden with planting borders with a pathway and steps leading up to the main entrance door to the front. There is also a gated access into the main garden from the frontage.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway leading to all further rooms with the addition of fitted storage. The first room to the right is the kitchen which offers a range of fitted units and solid worktops over as well as space for a range of white goods and double range style oven. There is also a fitted cupboard as well as large windows to the front and garden with views beyond. The sitting room found off the hallway is a lovely bright room with plenty of space for soft furnishings. The sitting room opens into the extended conservatory overlooking the rear garden with a pleasant aspect. Also accessed off the main hallway you will find the two ample bedrooms and shower room. The main bedroom offers two double fitted wardrobes and the shower room has been upgraded offering a walk in shower as well as w/c and hand wash basin.

THE GREAT OUTDOORS

The landscaped and private rear garden is fully enclosed and south facing. The garden is mainly laid to lawn with a variety of trees, shrubs and plants. You will also find a paved patio ideal for outside dining, shingled area, a block paved pathway, timber shed,



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timber pergola, personal access door to the garage and gated access to the front garden.

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 1BJ

What3Words : ///vowed.countries.cracks

VIRTUAL TOUR

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

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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Approximate total area¹⁾
 805.89 ft²
 74.87 m²

(1) Excluding balconies and terraces

GIRAFFE 360
 standard.
 Calculations are based on RICS IPMS 3C
 While every attempt has been made to
 ensure accuracy, all measurements are
 approximate, not to scale. This floor
 plan is for illustrative purposes only.

