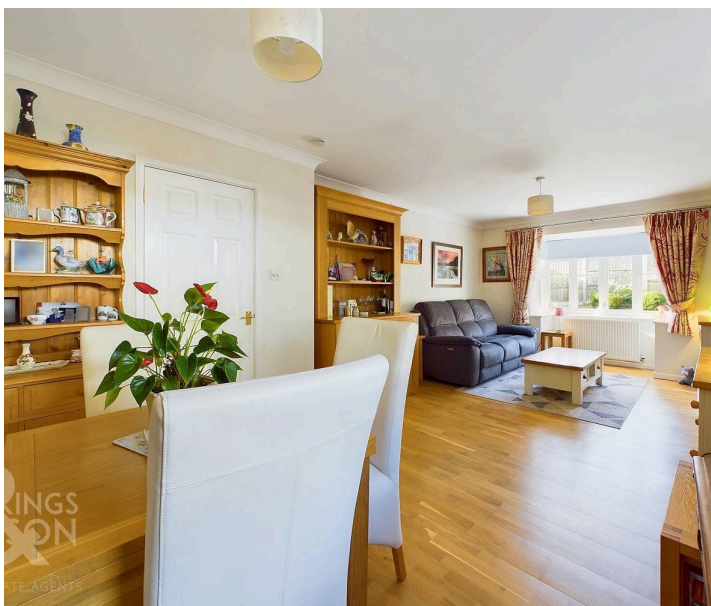




Elizabeth Bonhote Close, Bungay - NR35 1SF



## Elizabeth Bonhote Close

Bungay

NO CHAIN! Situated at the end of CUL-DE-SAC within a TUCKED AWAY LOCATION you will find this ATTRACTIVE DETACHED BUNGALOW, presented in GOOD ORDER with a SUPERB PLOT! The property itself offers AMPLE DRIVEWAY PARKING to the front, with a DETACHED GARAGE and a gated pathway leading to the side of the property and to the main entrance. There is a welcoming hallway leading to a MODERN KITCHEN, a 23' bay fronted SITTING/DINING ROOM, TWO DOUBLE BEDROOMS - both with built-in WARDROBES, and an EN-SUITE shower room to the main bedroom with doors onto the garden as well as a family bathroom. Externally to the rear there is a PLEASANT and PRIVATE REAR GARDEN with distant field views and a lovely summerhouse/office. The property benefits from uPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Bungalow
- Corner Plot Position
- Large Frontage with Plenty of Parking
- Detached Garage & Summerhouse
- Sitting/Dining Room
- Two Double Bedrooms
- Bathroom and En-Suite
- Private Garden with Far Reaching Views

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. There is a variety of bus stops nearby too. 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

The property is approached via a hard standing driveway with ample parking, adjacent shingled borders, with access to the detached single garage and secure gated pathway leading to main entrance door at the side of the property.



## THE GRAND TOUR

Entering via the main entrance door to the side there is access to the central hallway with storage cupboard and airing cupboard as well as loft hatch access with a fitted loft ladder and a boarded loft space. To the left of the hallway you will find the kitchen which offers a range of modern units with rolled edge worktops over as well as integrated electric oven, fridge and dishwasher, a gas hob with space for a washing machine. The sitting/dining room is found to the front of the bungalow with an attractive bay window to the front and second to the side with wood effect flooring underfoot and plenty of space for sitting and dining. Off the central hallway you will find the main bathroom with a bath and shower over. There are then two further bedrooms to the rear of the bungalow both overlooking the garden and both with fitted wardrobes. The main bedroom has lovely double doors opening onto the garden as well as an en-suite shower room.

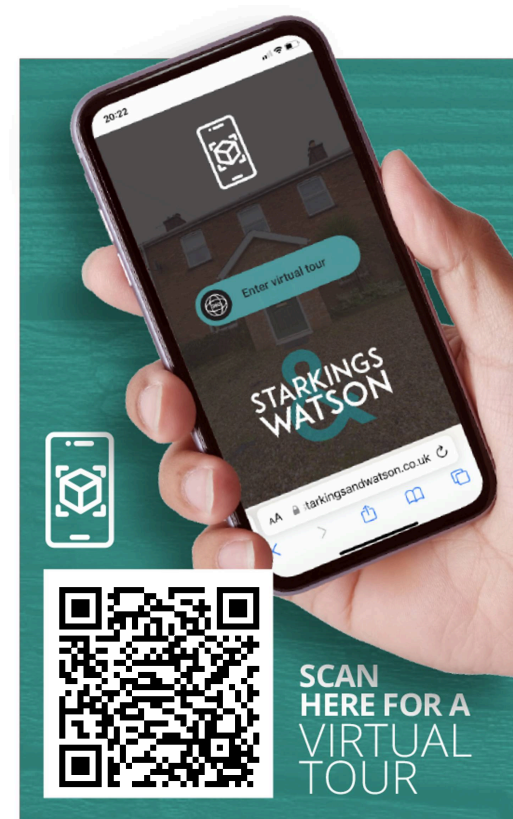
## FIND US

Postcode : NR35 1SF

What3Words : ///forget.deep.undercuts

## VIRTUAL TOUR

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



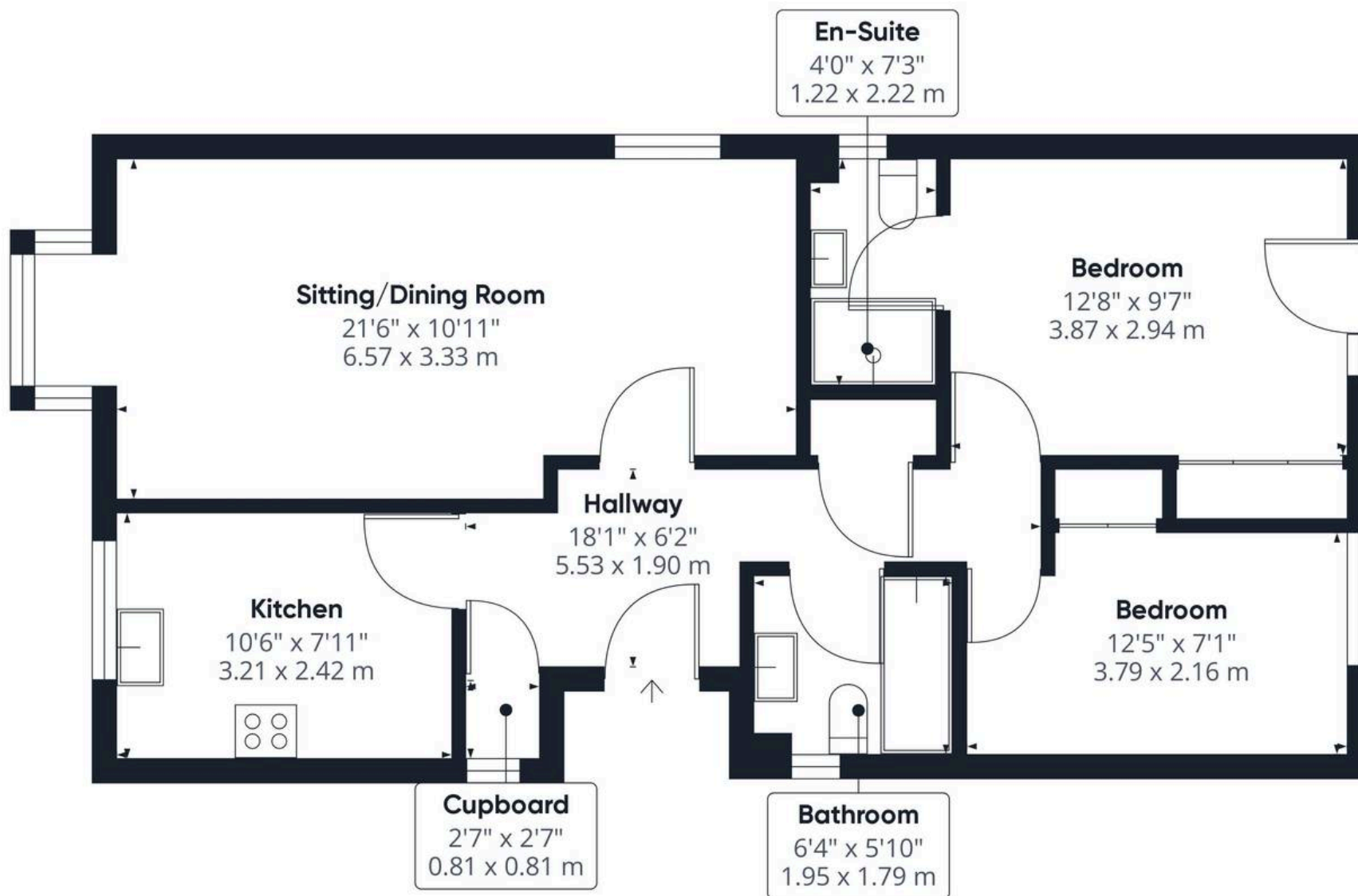




## THE GREAT OUTDOORS

A private side shingled garden footpath leads to the rear garden which enjoys far reaching field views. The rear garden is mainly laid to lawn with pleasant paved patio to the corner providing the ideal space to relax and entertain. To the left hand side there is a newly installed timber built summerhouse/garden office providing useful extra space benefitting from power and light. The garden is enclosed with a mix of brick walling, mature shrubs and timber panelled fencing as well as enjoying mature shrub bed borders and a further side garden with raised vegetable beds.





**Approximate total area<sup>(1)</sup>**

712.89 ft<sup>2</sup>  
66.23 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.