

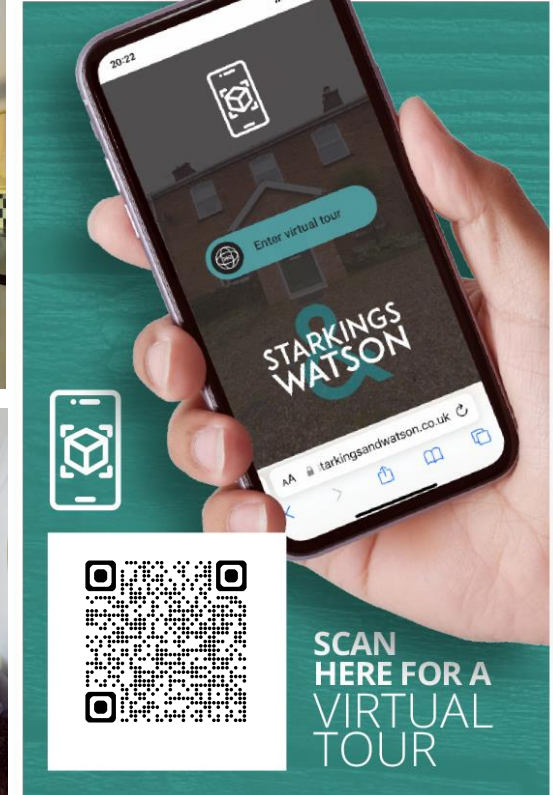
WAVENEY ROAD

Bungay NR35 1LJ

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE
PROPERTY



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STARKINGS
WATSON

- Semi-Detached Home
- Cul-De-Sac Location
- Presented In Excellent Order
- Sitting Room & Kitchen/Diner
- Extended Garden Room
- Three Bedrooms & Family Bathroom
- Private Well Kept Gardens
- Driveway Parking & Garage

IN SUMMARY

Presented in EXCELLENT ORDER, this SEMI-DETACHED HOME is located towards the end of this QUIET CUL-DE-SAC and would make an IDEAL FIRST TIME PURCHASE or next step on the ladder ready to be moved straight into! Internally you will find an entrance hallway, main front reception room, kitchen/dining room to the rear opening onto the extended conservatory overlooking the garden. On the first floor there are THREE BEDROOMS and a family bathroom. Externally the rear gardens are private and enclosed and well-kept offering access to the single garage to the side. To the front there are further gardens as well as hard standing DRIVEWAY PARKING. The house offers GAS FIRED CENTRAL HEATING and double glazing. You will also find far reaching views to the front over the fields and beyond.

SETTING THE SCENE

Front of the property is approached towards the end of Waveney Road within a nice quiet position. You will find a hard standing driveway providing off road

parking to the side of the house which leads to the detached single garage. There is also lawned front gardens, mature hedging and shrubs with steps leading up to the main entrance towards the front as well as a gated side access from the driveway to the rear garden.

THE GRAND TOUR

Entering via the main entrance door to the front, you will find a welcoming entrance hall with stairs to the first floor landing. There is a sliding door from the entrance hallway leading into the main front reception room. The reception features a feature fireplace as well as window to the front, wood effect flooring, built in storage cupboard and door leading through to the kitchen/dining room beyond. The kitchen/dining room features a range of wall and base level units with rolled edge work surfaces over as well as space for various white goods including freestanding oven, washing machine, fridge and freezer. There is also the wall mounted gas fired boiler as well as space for dining table and chairs. There are then double doors from the kitchen/dining room leading through into the extended conservatory to the rear which provides extra reception space with sliding doors leading onto the rear garden. Heading upstairs to the landing you will find loft hatch access and built in airing cupboard as well as access to three bedrooms and a family bathroom. To the front of the house, you will find the bathroom which offers a bath with shower over as well as WC hand wash basin. Also to the front is the main double bedroom with far reaching views to the front across the town of Bungay



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to the rear there are two further bedrooms, one single and one double.

THE GREAT OUTDOORS

The rear garden is accessed by the sliding doors in the conservatory where you will find a large paved patio ideal for outside entertaining with steps leading up to the lawn section of garden. The lawn is enclosed with an array of well planted shrub bed borders, mature shrubs and trees as well as timber fencing surrounding. There is also rear access to the garage from the garden as well as a side gate leading from the rear garden to the front of the property.

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 1LJ

What3Words : ///steams.feasted.navigate

VIRTUAL TOUR

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

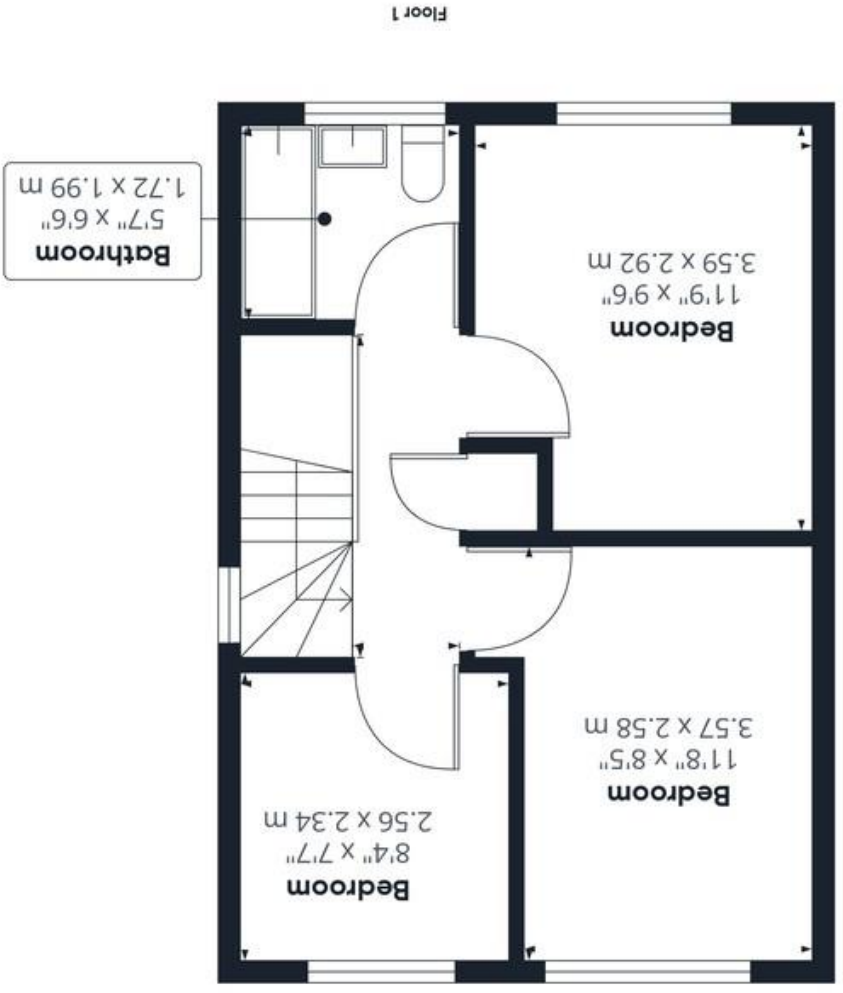
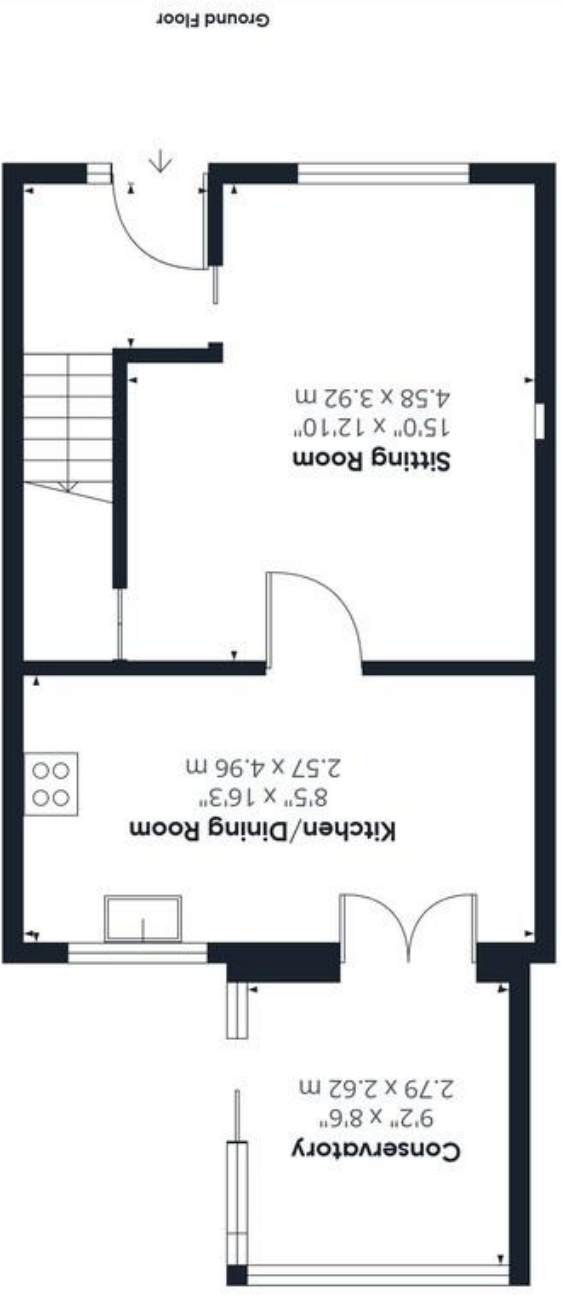
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Price:



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

(1) Excluding balconies and terraces

Approximate total area^m
812.04 ft²
75.44 m²

