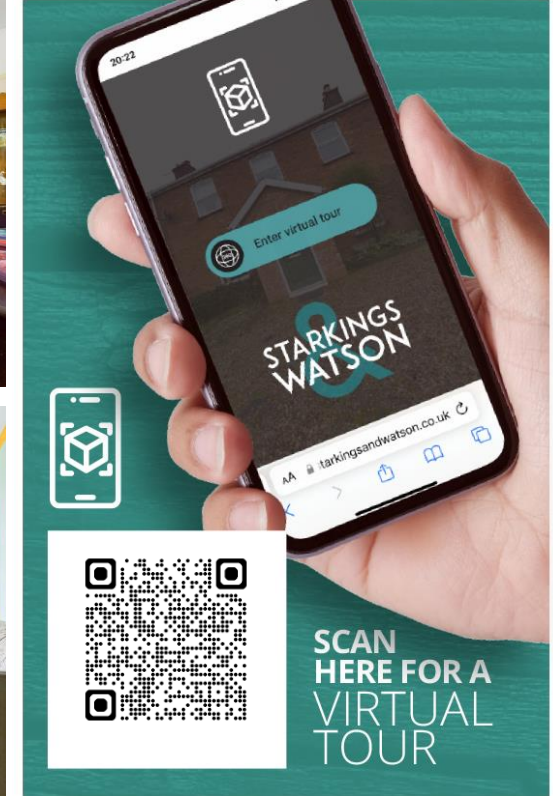


BECCLES ROAD Bungay NR35 1HX

Freehold | Energy Efficiency Rating : TBC

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

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STARKINGS & WATSON

- No Chain!
- Panoramic Marshland Views
- Semi-Detached Home
- Potential to Update & Modernise
- Two Reception Rooms
- Kitchen & Pantry
- Two Double Bedrooms
- Enclosed Gardens, Garage & Car Port

IN SUMMARY

NO CHAIN. With PANORAMIC FIELD and MARSHLAND VIEWS, this semi-detached home offers HUGE POTENTIAL - requiring UPDATING and MODERNISATION. With over 830 Sq. ft (stms) of accommodation inside, the property offers POTENTIAL to enlarge the kitchen and make more of the VIEWS. At present a hall entrance leads to the 12' SITTING ROOM with a feature fireplace and DUAL ASPECT VIEWS, with an adjacent 11' DINING ROOM and KITCHEN. The rear lobby leads to a W.C and GARDEN ROOM - all requiring modernisation. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, with a spacious 8' FAMILY BATHROOM with built-in STORAGE. Outside, the GARDENS are mainly laid to lawn, with a CAR PORT and TIMBER GARAGE to the end of the drive.

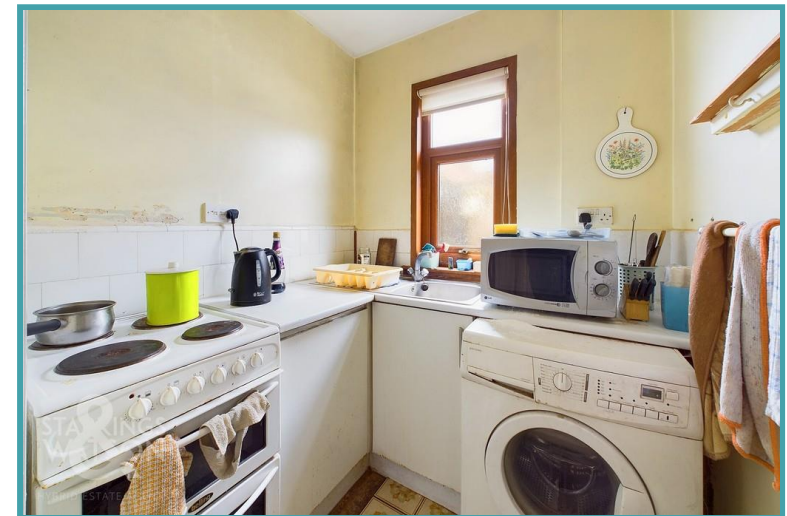
SETTING THE SCENE

Set back from the road and approached via a narrow tarmac driveway, off road parking can be found, with a low level brick wall and timber fence boundary enclosing the front lawned garden. A variety of

mature hedging and shrubbery are planted around the garden, with huge potential to further landscape the front garden creating a larger parking area if required. Access leads to the rear garden via the side of the property along with the various outbuildings, with a hard standing footpath taking you to the main entrance door.

THE GRAND TOUR

Stepping inside the hall entrance, wood effect flooring can be found under foot, with a range of built-in storage, window to front and stairs to the first floor landing. The main living space is located to your left hand side, centred on a grand open fireplace, with a double glazed window to front and rear - offering a light and bright dual aspect view, with a high level ceiling above. Also from the hall entrance is the dining room/snug, centred on a feature open fireplace with windows to front and side, wood effect flooring underfoot and ample space for a variety of uses - and of course potential to open plan and increase the size of the kitchen. An inner hallway offers built-in under-stairs storage, with access to the kitchen which is fitted with a range of base level storage units, including space for an electric cooker and washing machine. The rear lobby offers further potential and storage, whilst being split into two sections with ample space for coats and shoes, with a sliding door concealing a ground floor W.C beyond. Completing the ground floor is the garden room which offers views to the rear, windows and doors to side door to rear, and wood effect flooring underfoot. Upstairs, the carpeted landing offers a loft access



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hatch with doors leading to the two double bedrooms, both of which are finished with fitted carpet and double glazed windows. The family bathroom is a good size with huge potential to further remodel the room, introducing a separate shower if required, whilst at present the three piece suite includes a bath with Aqua board splash-backs, and a built-in storage cupboard.

THE GREAT OUTDOORS

The rear garden steps down from the garden room to a central lawn, with a low level rear fenced boundary to enable you to enjoy the panoramic field views beyond. The garden is enclosed with post and rail fencing to the side boundary, with various hedging and shrubbery, whilst an open access leads to the side carport and timber built garage which offers useful storage.

OUT & ABOUT

The property is situated within the quaint market town of Bungay. Just off the high street 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 1HX

What3Words : ///formation.places.clinic

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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GIRAFFE 360

Calculations are based on RICS IPMS 3C standard.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom: Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area^m

836.89 ft²
77.75 m²

Reduced headroom

1.37 ft²
0.13 m²

