



Brighton Road, Bungay - NR35 1FF



## Brighton Road

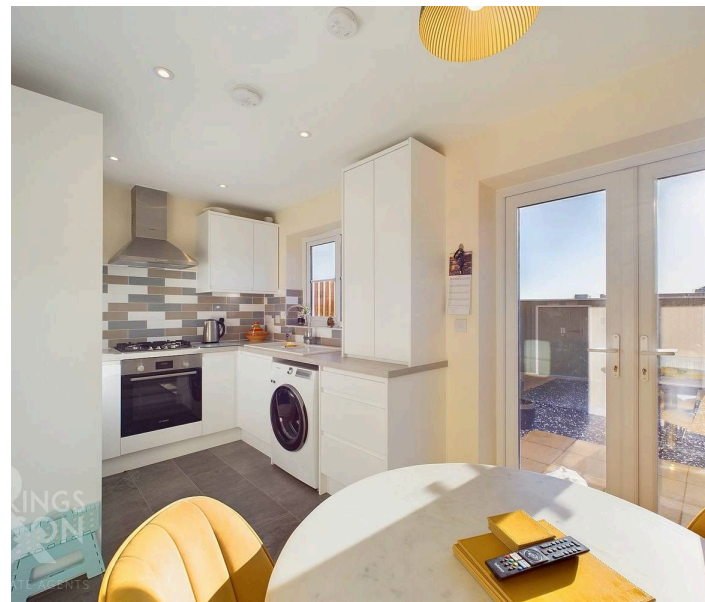
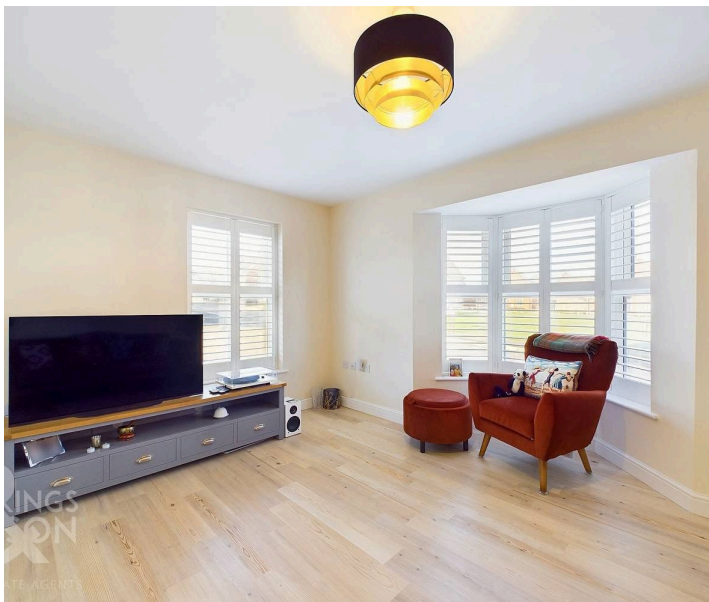
Bungay, NR35 1FF

Nestled within a POPULAR DEVELOPMENT on the edge of town, this NEWLY BUILT TWO BEDROOM SEMI-DETACHED house offers a perfect blend of modern living and convenient location. Step inside to find upgraded KARNDEAN FLOORING, leading to a BAY FRONTED sitting room and a sunny kitchen/dining room to the rear, ideal for hosting family gatherings or enjoying a quiet meal. You will find all rooms benefit from fitted SHUTTERS. The first floor boasts two generously sized double bedrooms with the master benefitting from BUILT IN WARDROBES, along with a well-appointed family bathroom and a separate W/C for added convenience. Outside, the landscaped rear gardens provide a tranquil retreat, complete with patio and shingled areas, perfect for outdoor entertaining. With allocated driveway parking for two vehicles beyond the garden, this home is a rare find for those seeking both comfort and practicality in one package.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Newly Built Home on Popular Edge of Town Development
- Upgraded Karndean Flooring
- Sunny Kitchen / Dining Room
- Bay Fronted Sitting Room
- Two Large Double Bedrooms
- Family Bathroom & W/C
- Landscaped Rear Gardens
- Allocated Driveway Parking for Two Vehicles

The property is situated on the outskirts 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 property is within the catchment area for Bungay High School and Waveney Valley Leisure Centre is a short walk away. 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

Approached on the corner of Brighton Road, you will find a lawned front garden with a pathway to the main entrance door. Parking can be found to the side of the house with a hard standing driveway providing off road parking for two vehicles one in front of the other.





There is access to the rear garden from the parking area via a secure gate.

## THE GRAND TOUR

Entering via the main entrance door to the front you will a welcoming entrance hallway with the w/c, large built in cupboard as well as the stairs to the first floor landing. The flooring has been upgraded throughout the hall and sitting room to a hard wearing Karndean flooring. The sitting room is the first room on the left which is bright space with dual aspect including a bay window with the addition of fitted shutters. The kitchen/dining room completes the ground floor which is flooded with light and opens onto the garden via a set of double doors. The kitchen offers a range of wall and base units with squared edge worktops over, whilst there are integrated appliances including an electric oven and gas hob with extractor fan over in addition to the fridge/freezer. There is then space for a washing machine as well as the dining table. Heading up to the first floor landing you will find a loft hatch as well as the family bathroom, with Karndean flooring, and two double bedrooms offering newly fitted carpet. To the rear, a comfortable double bedroom offers a dual aspect and fitted shutters. To the front is the main bedroom with built in wardrobes and a dual aspect again with fitted shutters. The bathroom has been well fitted with a modern suite including a bath with shower over, w/c and hand wash basin.

## FIND US

Postcode : NR35 1FF

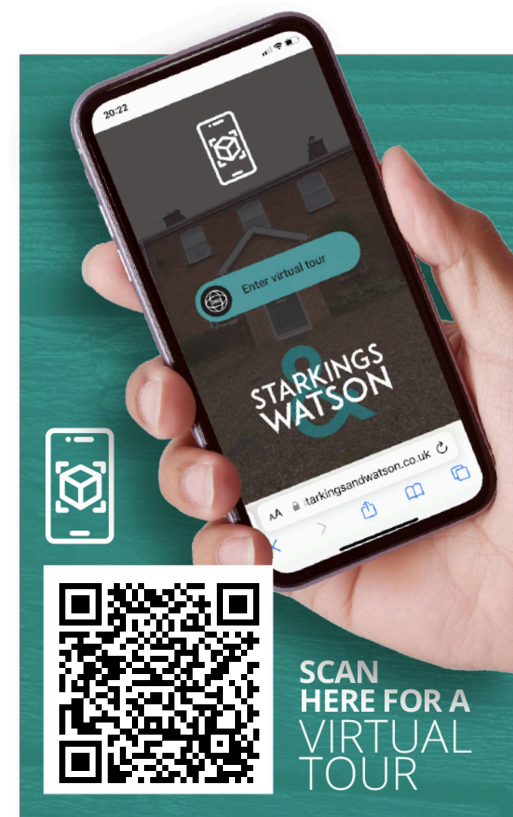
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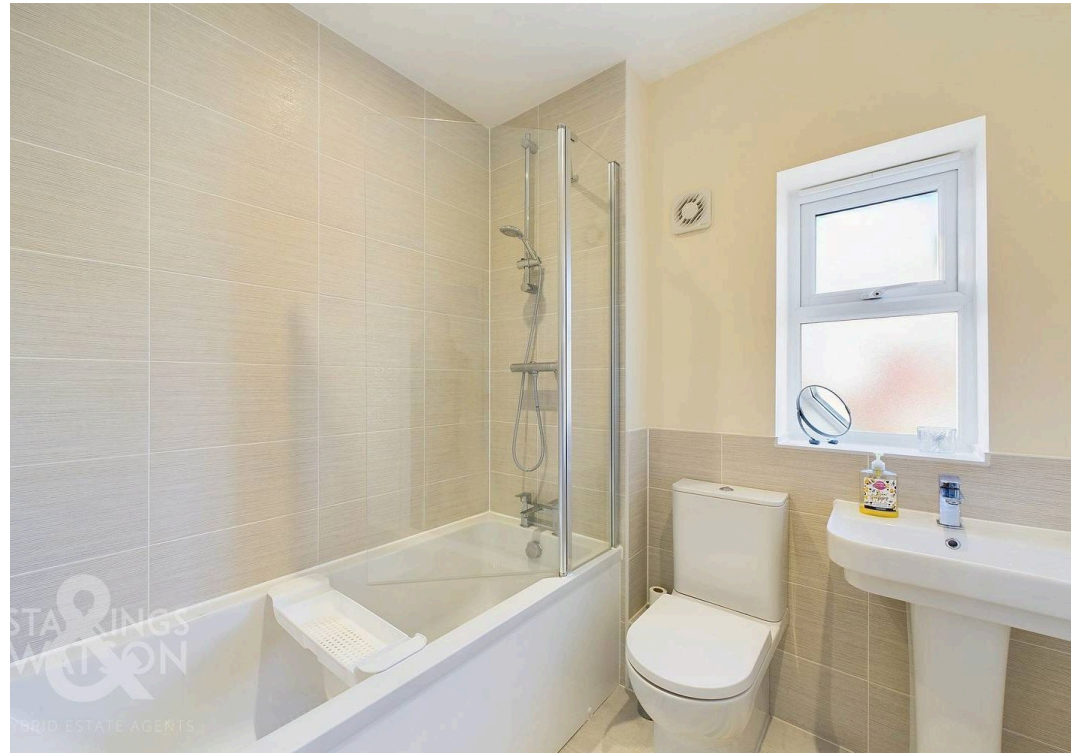
## VIRTUAL TOUR

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

## AGENTS NOTE

At only 18 months old, the property benefits from the remaining 10 year NHBC building guarantees.





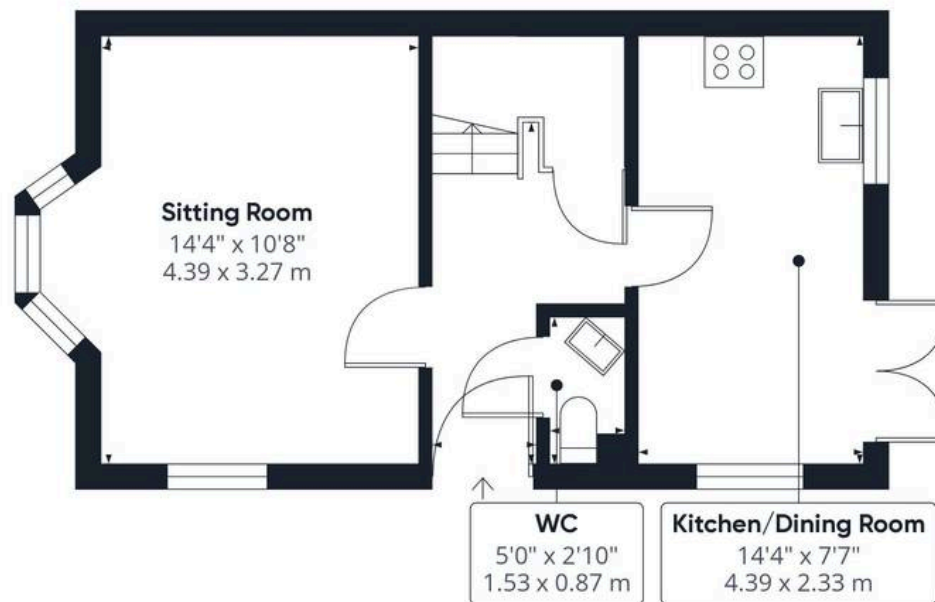




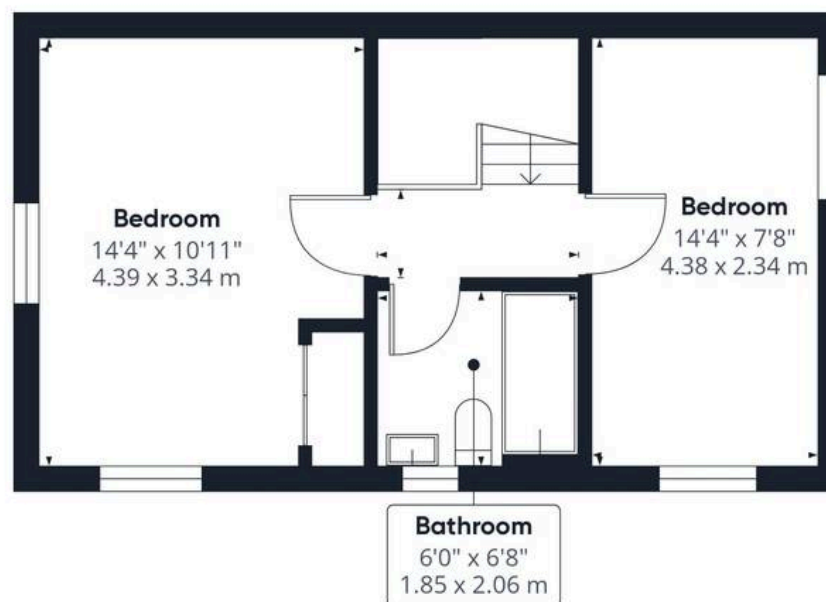
## THE GREAT OUTDOORS

Accessed from the double doors in the kitchen/dining room there is a private and enclosed landscaped rear garden with patio and shingled areas as well as an outside tap, various storage sheds and a gate leading onto the parking area beyond. There are electrical power points to the rear wall of the house, with an outside light to the patio door, as well as a decorative security light to the front door. The garden is enclosed with brick walls and timber fencing.





Ground Floor



Floor 1

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

702.78 ft<sup>2</sup>

65.29 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

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • [bungay@starkingsandwatson.co.uk](mailto:bungay@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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.