



Tower Mill Road, Bungay - NR35 1RJ





## Tower Mill Road

### Bungay

NO CHAIN. Being only a few moments from the historic centre of town this SEMI-DETACHED BUNGALOW offers a WEALTH OF POTENTIAL both inside and out! Internally, the property currently measures around 800 Sq. Ft (stms) but does leave potential to be extended if desired (stp) by utilising the spaces around the home such as the PRIVATE REAR GARDEN and large sweeping DRIVEWAY with OVERSIZED GARAGE to the rear. Once inside, the property does require some modernisation, but oozes with potential in every living space from the open SITTING ROOM which leads into the conservatory or the KITCHEN with open floor space to potential house a breakfast or dining table. The property currently offers THREE DOUBLE BEDROOMS, with versatility being at the forefront here where if not required, one of these could be converted in to a more flexible depending on needs with all bedrooms having use of the three piece family bathroom suite.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



- Semi-Detached Bungalow
- No Chain
- Approx. 800 Sq. Ft With Potential To Extend (stp)
- Fantastic Potential Both Inside & Out
- Three Double Bedrooms
- Large Open Sitting Room Into Conservatory
- Private Rear Garden
- Tandem Driveway Leading To An Oversized Garage

The property is situated on the edge of the quaint market town of Bungay. Within walking distance to the town centre, an extensive range of amenities including doctors, schooling, dentist, 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.

#### SETTING THE SCENE

The property is set back from the street where a low level brick wall currently houses mature planting beds with an opening taking you towards the L-shaped brick weave driveway which offers ample parking space to both the side and front of the home. There are two separate accesses into the property, one at the very front of the home and another to the side whilst the oversized garage sits at the very end of the driveway.



## THE GRAND TOUR

Entering through the front door, the central hallway is the first place to greet you laid with all tiled flooring. A slightly wider opening area creates the ideal lobby entrance to slip off coats and shoes before heading into the remainder of the home. Immediately to your right you will encounter the kitchen with a continuation of the same tile flooring. Whilst this space does require some modernization, it currently houses a wide array of wall and base storage units with an integrated oven and hob featuring an extraction above an inset chrome sink. An open floor space remains leaving more than enough room for a formal dining or breakfast table if desired, all fronted by uPVC double glazed windows. The first of the double bedrooms can be found sat directly opposite this with a front facing aspect. This room is laid with all wooden effect flooring and could easily accommodate a large double bed with additional soft furnishings. Towards the end of the hallway, the sitting room can be found to the left hand side - the large and conventional layout of this room allows for a potential choice of layout of soft furnishings with all carpeted flooring. Currently this space flows directly into a second double bedroom and a conservatory space added onto the side of the home with all carpeted flooring and French doors taking you into the rear garden. The double bedroom coming off from the sitting room is again laid with all wooden effect flooring but benefits from a section of built in storage with views into the rear garden through the double glazed window with low level radiator below. The third bedroom is accessed again from the hallway, this is another double bedroom with all carpeted with all wooden effect flooring whilst a three piece bathroom suite sits just next door to this access from the hallway, again a space potentially needing some modernization however offering a wealth of potential where currently a recently updated electric shower and glass screen can be found mounted over the bath with tall heated towel rail.

## FIND US

Postcode : NR35 1RJ

What3Words : [///blues.yachting.emerge](https://www.what3words.com/#!/blues.yachting.emerge)

## VIRTUAL TOUR

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







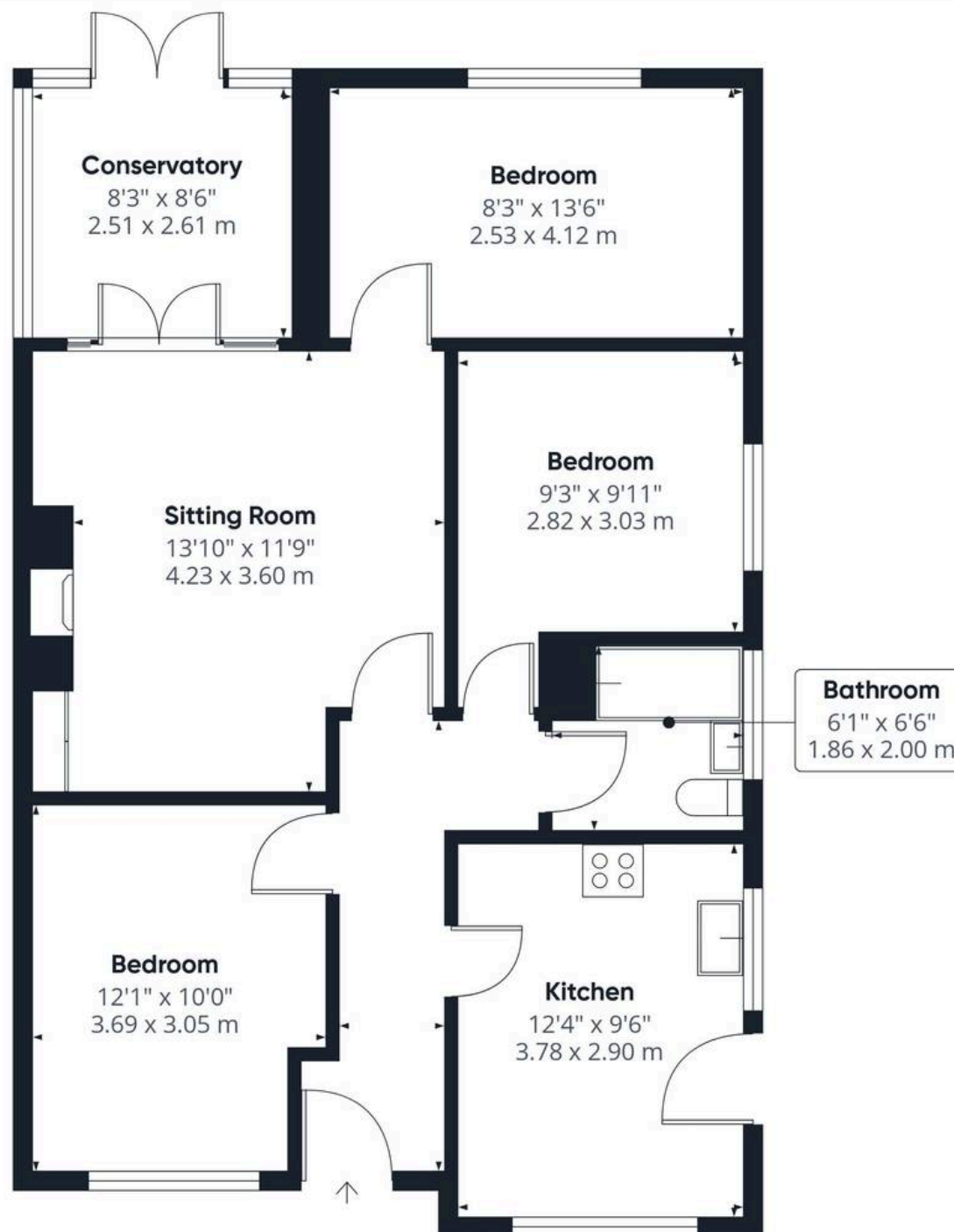




## THE GREAT OUTDOORS

The rear garden is fully enclosed with a mixture of timber panel fencing and tall mature shrubs. A flagstone patio seating area can be found just off from the conservatory whilst an open lawn space reaches up beyond this giving the ideal space to enjoy with family and friends whilst retaining privacy. Access to the driveway can be found through a swinging iron gate whilst a personal door takes you into the oversized garage and inspection pit, plus power and plumbing with water.





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

799 ft<sup>2</sup>

74.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## 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)

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