



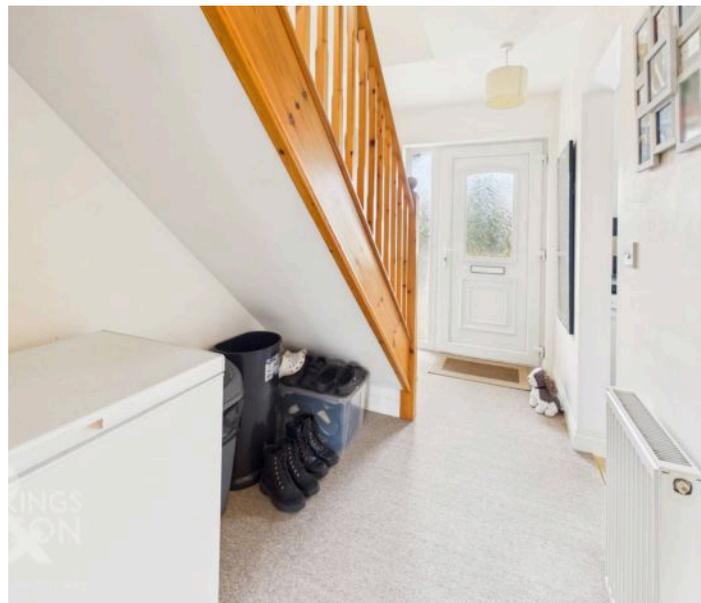
Dukes Road, Bungay - NR35 1RP



## Dukes Road

Bungay

Nestled at the end of a peaceful CUL-DE-SAC, this well-presented TWO BEDROOM SEMI-DETACHED home offers an exceptional opportunity for first time buyers or those seeking a comfortable and conveniently located residence. The property features a spacious MAIN SITTING/DINING ROOM providing a versatile and inviting area for both relaxation and entertaining. The SEPARATE KITCHEN is thoughtfully designed with ample storage and workspace, making it ideal for preparing family meals. Completing the ground floor is a convenient W/C. Upstairs, you will find TWO GENEROUS DOUBLE BEDROOMS both of which have BUILT IN STORAGE. The modern family bathroom provides a bath with shower over. With tasteful and neutral décor throughout and a practical layout, this home is ready to move into and make your own. The private, enclosed rear gardens offer a tranquil retreat for outdoor dining, gardening or simply unwinding after a busy day. The garden is mainly laid to lawn, with a patio area and garden shed also while the secure fencing ensures a safe environment for children or pets.



To the front of the property, there is OFF ROAD PARKING also making day-to-day living both convenient and stress-free. With local amenities, schools and transport links all within easy reach, this property offers the perfect blend of indoor comfort and outdoor enjoyment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Home
- Quiet Cul-De-Sac Location
- Ideal First Time Purchase
- Main Sitting/Dining Room & Separate Kitchen
- Two Double Bedrooms
- Family Bathroom & Ground Floor W/C
- Private, Enclosed Rear Gardens
- Off Road Parking To Front

The property is situated in a quiet cul-de-sac within easy walking distance 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.



## SETTING THE SCENE

Approached via the small and quiet cul-de-sac, the house can be found in an elevated position with off road parking to the front. There is a shingled area as well as paved pathway leading to the main entrance door to the front via a set of steps. The front door is partially covered with a storm porch and there is useful side access to the rear garden from the frontage.

## THE GRAND TOUR

Entering the house via the main front door you will find a welcoming hallway with stairs to the first floor landing, under stair storage and the all important ground floor w/c. The first room is the separate kitchen to the front of the house which provides a range of wall and base level units with rolled edge worktops over. Within the kitchen there is an integrated electric oven and hob with extractor fan over. You will also find space for a washing machine and an undercounter fridge. To the rear of the house is the bright sitting/dining room with double doors onto the rear garden beyond.

Heading up to the first floor landing you will find two double bedrooms both of which have built in storage options. One is located to the front and another to the rear with the family bathroom between the two. The modern bathroom offers a w/c, hand wash basin and a bath with shower over.

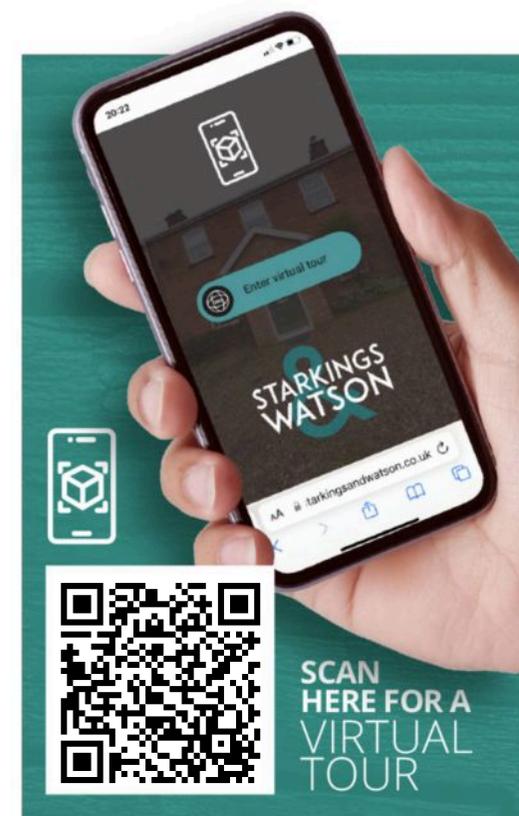
## FIND US

Postcode : NR35 1RP

What3Words : ///poetic.narrates.edits

## VIRTUAL TOUR

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



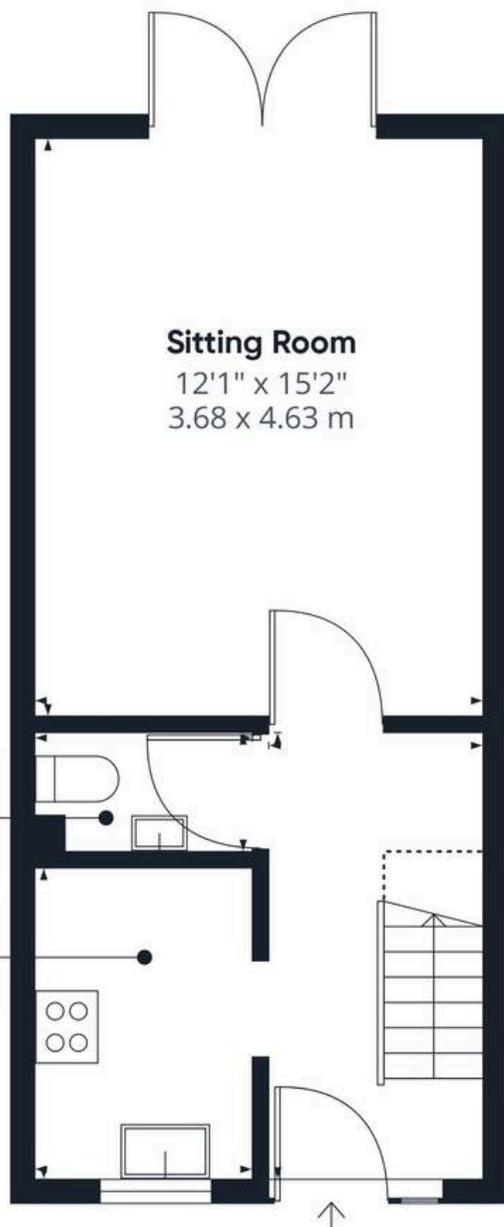




## THE GREAT OUTDOORS

The well kept and private rear garden is fully enclosed with timber fencing surrounding. There is a pleasant patio area leading out from the double doors offering the ideal spot for a dining table with steps up to the lawned area of garden. You will find a timber shed as well as a rear gate leading out to the park beyond. A side access can also be found to the frontage.





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

612 ft<sup>2</sup>  
57 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

**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 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.