Joyce Road, Bungay, Suffolk.
An excellent opportunity to purchase this deceptively spacious three bedroom semi detached family home. The property offers well appointed living space comprising of a large entrance hall, two open-plan reception rooms, kitchen, utility and cloakroom whilst on the first floor we find three generous bedrooms and the main bathroom. Outside the generous plot offers a large westerly facing rear garden whilst at the front we find parking for four vehicles and an attractive garden. Early viewing is highly recommended.

Accommodation comprises briefly :

Entrance Hall
Dining Room
Kitchen
Utility & Ground Floor Lavatory
Master Bedroom
Bedroom Two
Bedroom Three
Family Bathroom

The Property

Stepping through the front door we are welcomed by the generous entrance hall of this family home. The feeling of space and light that run through the property is instantly apparent, stairs rise to the first floor whilst practical timber effect flooring lines the space and flows through to the dining room. The dining room is set over looking the front of the property, a large window fills the room with natural light and as we flow open-plan into the sitting room the feeling of space is further enhanced. The sitting room makes for the perfect space for family living and entertaining alike as it flows open-plan from the dining room, a large window to the front again fills the room with natural light whilst a gas fire provides a cozy focal point to this generous room. Stepping to the rear of the property we find the kitchen overlooking the large rear gardens. The kitchen is fitted with a range of wall and base units set over tiled flooring, an in-built double oven and gas hob are found and space is made for our appliances, a door to the rear opens to the utility room which in-turn leads to the ground floor cloakroom and a door leads us onto the patio. Back in the hall we climb the stairs to the first floor landing where a window looks over the rear garden. At the head of the stairs we find the bathroom, a generous space fitted with a bath and shower over, wash basin and w/c. Stepping across the landing we find the single bedroom set to the rear, a generous room with over stairs storage. To the front we find the first of the generous double rooms which is of excellent proportions whilst adjacent the master bedroom completes the accommodation. This room offers exceptional space for a double bed and the required master bedroom furnishings.

Outside

Approaching the property from the road we are welcomed onto the extensive drive way which provides parking for four vehicles, a walled front boundary encloses the attractive front garden which is laid to stone with established planted borders and a low lying central flower bed. The driveway leads us to the front door and we find gated access opening to the rear. The rear gardens offer a generous enclosed space that enjoys the westerly aspect perfect for the afternoon and evening sun. Timber fencing frames the boundary with a variety of planted shrubs and bushes established throughout the space. At the rear of the house a large patio area leads from the back door and we find a summer house in situ. A path leads us past the brick store at the rear of the house and over the lawn. At the foot of the space a large timber workshop is found, at the very rear an triangle of land is set behind the workshop which would make an ideal play area or vegetable patch.
Location
This property is situated on a popular estate close to the schools and sports centre yet within walking distance of the Town Centre and the River Waveney. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.
Fixtures & Fittings
All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services
Heating: Gas heating
Water: Mains water
Drainage: Mains drainage
Mains electricity

Local Authority:
Waveney District Council
Council Tax Band: B
Energy Performance Rating: TBA
Postal Code: NR35 1LB

Tenure
Vacant possession of the freehold will be given upon completion.

Agents’ Note
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £195,000