



Annis Hill, Bungay

Offers In Excess Of £170,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain!
- ✓ System Built Home
- ✓ Detached Bungalow
- ✓ Spacious Corner Plot
- ✓ Fully Renovated in 2017
- ✓ Sitting Room & Conservatory
- ✓ Two Bedrooms
- ✓ Gated Driveway

To arrange an accompanied viewing please call our Bungay Office on 01986 490590

**STARKINGS
&
WATSON**



NO CHAIN! This System Built DETACHED BUNGALOW was FULLY REFURBISHED in 2017, including ALL NEW INSULATION to the wall and ceiling in part of the property, re-wiring, new plumbing, new windows and doors, FULL RE-DECORATION, new SHOWER ROOM and KITCHEN fittings. Occupying a SPACIOUS CORNER PLOT with on road parking and a GATED DRIVEWAY to rear, the property is located just outside the town centre, with AMENITIES CLOSE BY. Once inside, an INVITING HALLWAY leads to the TWO BEDROOMS including the 11' MAIN DOUBLE BEDROOM, modern shower room with AIRING CUPBOARD, sitting room with feature place and the KITCHEN/BREAKFAST ROOM with space for appliances. The CONSERVATORY leads off the kitchen, and offers DIRECT ACCESS to the GARDEN, with its lawned and patio areas, along with a BRICK BUILT SHED.

LOCATION

The property is situated on the edge of the quaint market town of Bungay. Within walking distance of the town centre, with 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 train link to London.

DIRECTIONS

You may wish to use your Sat-Nav (NR35 1DN), but to help you...Leaving our office in Bungay, head towards the Town Centre and at the roundabout take the second turning for

Trinity Street and follow through the one way system. Bear to the left which then becomes Beccles Road. Continue to follow for approximately one mile turning right onto Annis Hill Lane. At the top of the hill turn left and immediately right to Annis Hill, where the property can be found on your right hand side, as the road becomes Waveney Road.

Occupying a substantial corner plot, lawned gardens can be found to front enclosed by timber picket fencing with a gated access leading to the hard standing foot path and main entrance. Double timber gates can be found to the rear of the property providing off road parking with further on road parking found adjacent.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, thermostat heating control, telephone point, smooth ceiling, doors to:

BEDROOM

8' 11" x 8' 3" (2.72m x 2.51m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

DOUBLE BEDROOM

11' 4" x 11' 3" (3.45m x 3.43m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in wardrobe, smooth ceiling.

SHOWER ROOM

Modern white three piece suite comprising low level W.C., pedestal hand wash basin with mixer tap, shower cubicle with electric shower, 'Aqua board' splash backs and tiled splash backs, fitted carpet, heated towel rail, built-in airing cupboard housing storage shelving and radiator, uPVC obscure double glazed window to rear, smooth ceiling with loft access hatch.

SITTING ROOM

13' 3" x 11' 6" (4.04m x 3.51m) Feature gas coal effect fire set within timber built surround and marble hearth, fitted carpet, radiator x2, uPVC double glazed window to front x2, television point, wall lighting, smooth ceiling, door to:

KITCHEN/DINING ROOM

13' 3" x 9' 7" Max. (4.04m x 2.92m) Modern fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for electric cooker with extractor fan, tiled effect flooring, space for fridge freezer and washing machine, uPVC double glazed window to rear, radiator, space for dining table, under cupboard lighting, cupboard housing wall mounted 2017 installed gas fired central heating boiler, smooth ceiling, uPVC obscure double glazed door to:

CONSERVATORY

10' 10" x 7' 5" (3.3m x 2.26m) Of brick and uPVC construction with uPVC double glazed windows to front, side and rear, uPVC double glazed door to rear, tiled flooring, wall lighting.

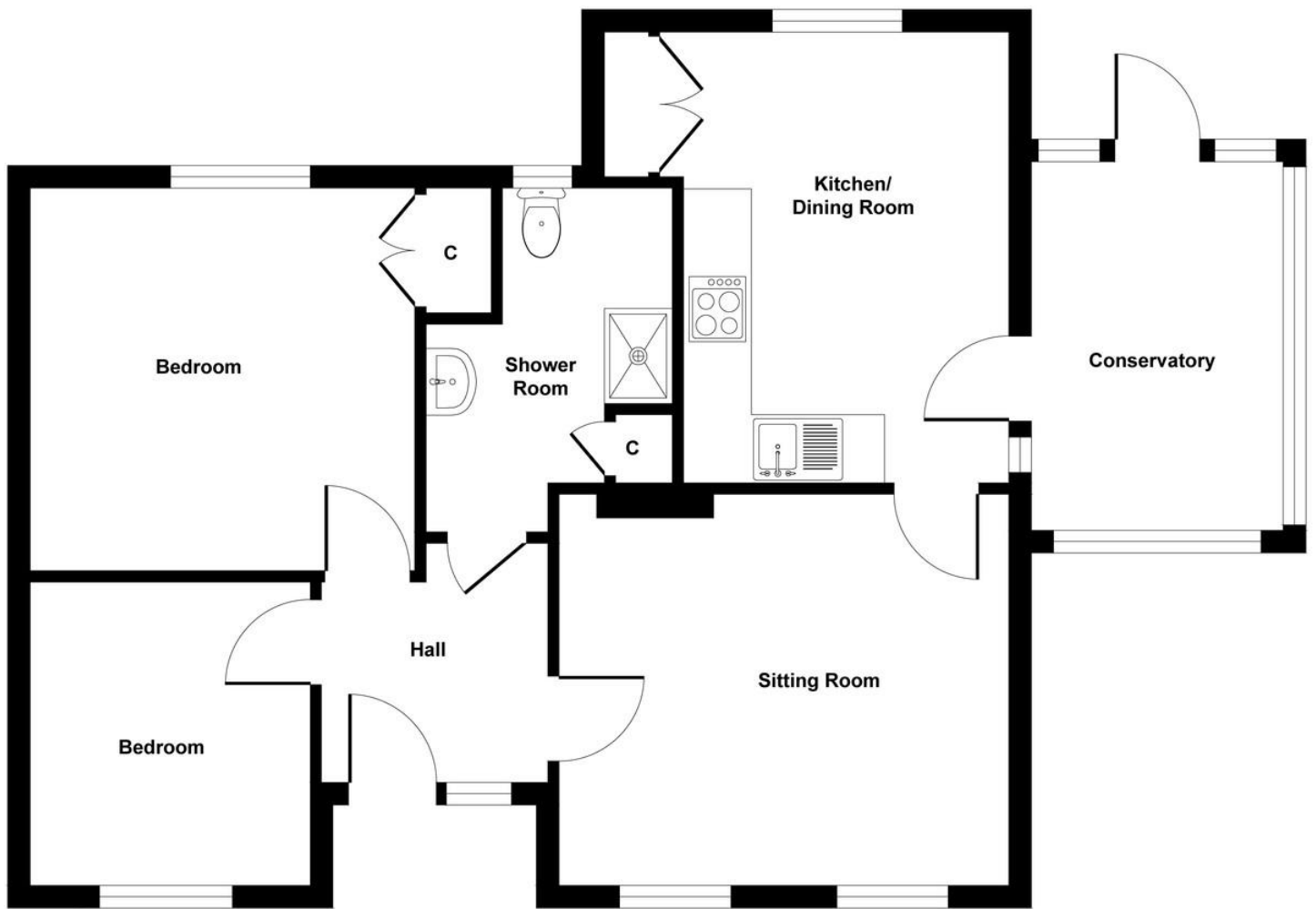
OUTSIDE REAR

Leaving the property via the conservatory door a lawned rear garden can be found with adjacent brick built storage shed. An area of hard standing can be found for the installation of a storage shed or for further parking via the double timber gates to the side boundary. The garden offers various planting and shrubbery with huge potential to further landscape the space making use of its non overlooked rear aspect and generous proportions.

AGENTS NOTE

The property is system built, or more commonly referred too as 'non-standard construction'. Normally this style of property has no wall insulation, but following the full refurbishment in 2017, the vendor advised insulation was added. Potential buyers need to make enquiries with a mortgage provider as to whether a mortgage would be offered on a property of this style.





Floor Plan
Approximate Floor Area
623 sq. ft
(57.87 sq. m)

Approx. Gross Internal Floor Area 623 sq. ft / 57.87 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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