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*Beccles Road,  
Bungay, Suffolk.*

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A superb opportunity to purchase this deceptively spacious two double bedroom detached bungalow ideally situated on the outskirts of Bungay. The property would benefit from some cosmetic updating but boasts modern uPVC double glazing and gas fired central heating throughout the generous accommodation which comprises; a 20.ft sitting/dining room, generous kitchen/breakfast room, large conservatory, two double bedrooms and shower room. Outside the established low maintenance gardens complement the property and we find off road parking and a detached garage.

#### Accommodation comprises briefly:

- Entrance Hall
- 20.ft Sitting/Dining Room
- Kitchen Breakfast Room
- Conservatory
- Master Bedroom
- Second Double Bedroom
- Shower Room
- Attractive Gardens
- Off Road Parking & Detached Garage



#### Property

Entering the property via the front door we are welcomed by the entrance hall where the feeling of space that flows throughout the bungalow is instantly apparent. Doors lead from here to all of the main rooms. Stepping to our left we find the fantastic sitting/dining room, two large windows fill the room with natural light which enhances this superb space whilst a feature fire provides a cosy focal point to the room. On the opposite side of the hall we find our two double bedrooms with both boast built in wardrobes, the larger is set enjoying the front aspect whilst the rear offers a comfortable double looking onto the rear garden. Crossing the hall we pass the airing cupboard and shower room. The shower room allows space to return to a bathroom if preferred and is currently fitted with a white suite offering a shower, w/c and wash basin. At the rear of the property we enter the kitchen/breakfast room. Currently fitted with a vast range of wall and base units this room could ideally be re-configured to provide a larger dining area or remain as is as we step from here to the conservatory. The conservatory offers a generous space that opens to the rear garden and benefits from being connected to the heating for enjoyment all year round.







## Outside

Approaching the property from Beccles Road we pass the front of the property before turning into Davey Close where access to the off road parking and garage at the rear are found. From the front of the property we enter via an iron gate which passes through the established privet hedge front boundary. The front gardens are of excellent proportions and mainly laid to lawn with a range of established bushes and shrubs whilst low lying flower beds frame the space. A path leads to the front door and continues to the side leading to the rear. At the rear the garden is fully paved and leads from double doors in the conservatory providing a low maintains area ideal for seating and outside entertaining. A door opens to the garage where we find our off road parking space beyond.

## Location

This attractive detached two double bedroom bungalow is located on the outer edge of Bungay, within walking distance to the town centre whilst offering superb access for the open countryside and Waveney Valley. Bungay is a historic Market Town which 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). 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 are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Gas central heating. All mains connected.

Energy Rating: D

## Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR35 1JB

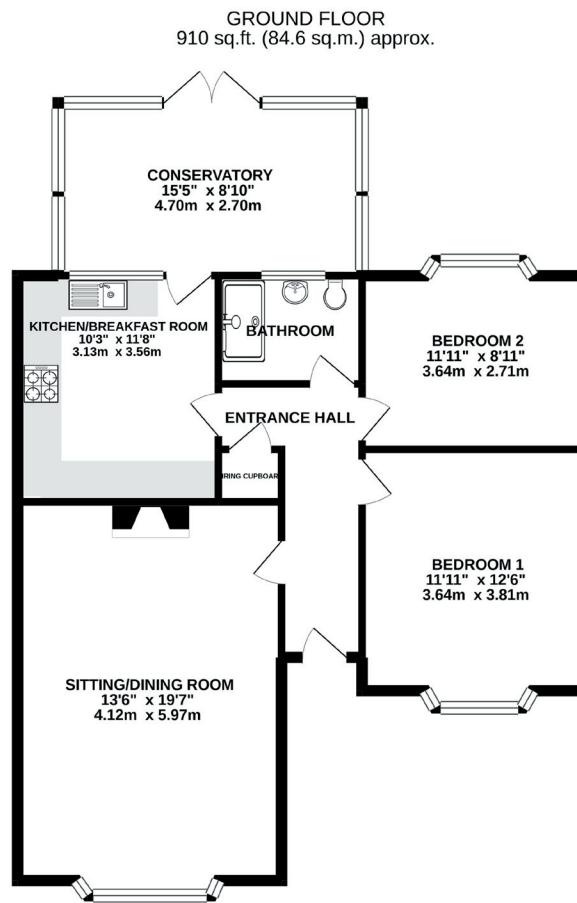
## Tenure

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: £249,950



TOTAL FLOOR AREA: 910 sq.ft. (84.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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