



Willow Gardens, Bungay

Guide Price £315,000 Freehold

Energy Efficiency Rating : B

- ✓ Stunning Finished & Presentation
- ✓ Feature Fire Place & Wood Burner
- ✓ Kitchen/Dining Room
- ✓ Utility Room & Cloakroom
- ✓ Three Double Bedrooms
- ✓ En Suite & Shower Room
- ✓ Meticulously Landscaped Gardens
- ✓ Integral Garage & Driveway

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

**STARKINGS
& WATSON**



This BEAUTIFULLY PRESENTED modern link-detached home has been WELL MAINTAINED, and boasts a stunning CONTEMPORARY WOOD BURNER and fireplace, with an OPEN PLAN feel to the SPACIOUS KITCHEN with CENTRAL ISLAND. DRESSED TO IMPRESS, the property occupies a position within a SHORT STROLL to the TOWN CENTRE, whilst offering off road PARKING and an integral GARAGE. With SASH WINDOWS to front, gas fired central heating and uPVC DOUBLE GLAZING, the property offers a HALL ENTRANCE, 16' SITTING ROOM with BAYWINDOW and STORAGE, double doors to the KITCHEN/DINING ROOM with CONTRASTING WORK SURFACES and BUILT-IN APPLIANCES, rear lobby, utility room and cloakroom. The first floor offers THREE SPACIOUS DOUBLE BEDROOMS, including the MAIN BEDROOM with ATTRACTIVE WOOD PANNELLING and en suite shower room, and a further FAMILY BATHROOM. The rear garden has been METICULOUSLY LANDSCAPED with a patio, lawn and RAISED DECKING with inset SPOTLIGHTS.

LOCATION

The property is situated within the quaint market town of Bungay. Within walking distance to the town centre, 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.

DIRECTIONS

You may wish to use your Sat-Nav (NR35 1DR), but to help you... Leaving the town centre via Earsham Street, go towards the roundabout, and take the third road off the roundabout onto Trinity Street. Bear right onto Wharton Street, and turn left at the T-junction. Continue along, turning right onto Southend Road, where the property is addressed Willow Gardens, fronting Southend Road, on your right hand side.

The property is approached via a hard standing driveway with attractive well maintained low maintenance front gardens. A hard standing footpath leads to the front garden and gated rear access.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Tiled flooring, radiator, uPVC double glazed window to side, electric fuse box, stairs to first floor landing, door to:

SITTING ROOM

16' 2" x 10' 3" (4.93m x 3.12m) Feature cast iron wood burner set within feature fire place with timber mantelpiece, engineered oak wood flooring, radiator x2, uPVC double glazed bay sash window to front, television and telephone points, built-in under stairs storage cupboard, smooth coved ceiling, double doors to:

KITCHEN/DINING ROOM

15' 10" x 11' 10" (4.83m x 3.61m) Offering a comprehensive fitted range of wall and base level units with complementary rolled edge work surfaces, and inset ceramic double sink and drainer unit with mixer tap, tiled splash backs, inset gas hob and built-in electric oven with extractor fan, tiled flooring, matching island with solid wood work surfaces, integrated full height fridge and dishwasher, space for dining table, television point, under cupboard lighting, uPVC double glazed window to rear, smooth coved ceiling, door to:

REAR LOBBY

Tiled flooring, uPVC double glazed door to rear garden, smooth coved ceiling with recessed spotlighting, opening to:

UTILITY ROOM

6' 4" x 5' 9" (1.93m x 1.75m) Matching fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space and plumbing for washing machine, continued tiled flooring, cloaks storage space, wall mounted gas fired central heating boiler, uPVC double glazed window to rear, smooth covered ceiling with extractor fan, door to garage, door to:

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin with miser tap, tiled splash backs, radiator, continued tiled flooring uPVC obscure double glazed window to rear, smooth covered ceiling with recessed spotlighting.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, smooth covered ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

17' 9" x 9' 8" Max. Some Restricted Height. (5.41m x 2.95m) Fitted carpet, radiator, uPVC double glazed sash window to front, velux window to rear, television and telephone points, smooth ceiling.

DOUBLE BEDROOM

14' 4" x 13' 2" Max. (4.37m x 4.01m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe and single wardrobe, television and telephone points, attractive wood panelling, smooth covered ceiling, door to:

EN SUITE

Modern white three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubide with thermostatically controlled shower, tiled splash backs, tiled effect flooring, radiator, uPVC obscure double glazed window to rear, smooth covered ceiling with recessed spotlighting and extractor fan.

DOUBLE BEDROOM

11' 9" x 8' 9" (3.58m x 2.67m) Fitted carpet, radiator, uPVC double glazed sash window to front, built-in double wardrobe, television point, smooth covered ceiling.

FAMILY BATHROOM

Modern white three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap, tiled splash backs, wood effect flooring, radiator, uPVC obscure double glazed sash window to front, extractor fan, built-in airing cupboard housing hot water tank and storage shelving, smooth covered ceiling with recessed spotlighting and extractor fan.

OUTSIDE REAR

Having been meticulously landscaped, the garden offers an inviting feel and three distinct sections. Firstly, a patio area extends with fenced borders and a timber built summer house - an outside water supply and gated access to front can also be found. A gate opens up to the lawned garden, steps to further lawns, and a timber built decking with power and recessed spotlights beyond. A further useful timber built shed can also be found. Enclosed with timber panelled fencing and various planting, the property enjoys a private rear aspect.

GARAGE

16' 10" x 9' 8" (5.13m x 2.95m) With potential to convert into living accommodation - subject to necessary planning permissions, with roller door to front, plastered and lined, door to utility room, power and lighting.

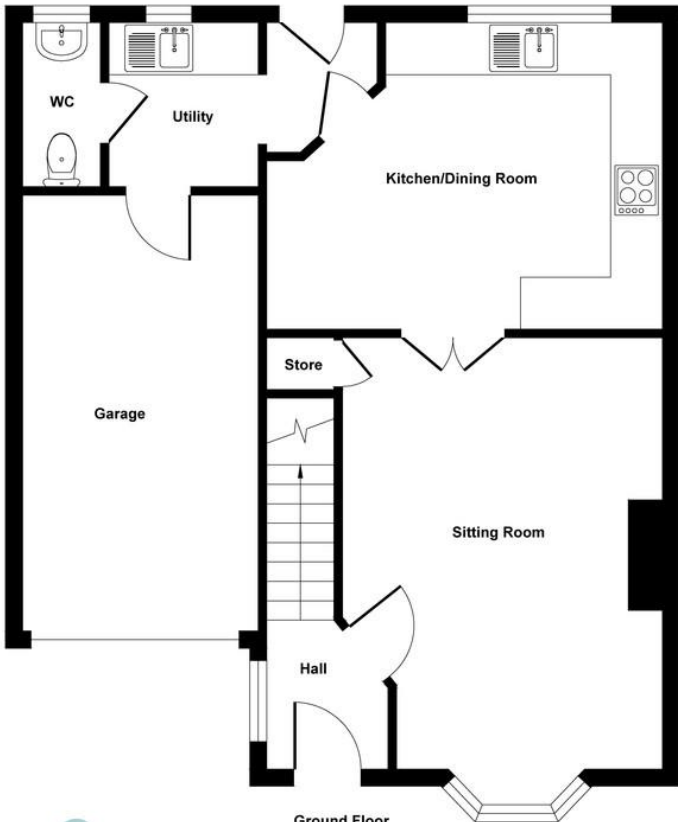
GARDEN ROOM

uPVC double glazed door to front, power and lighting.

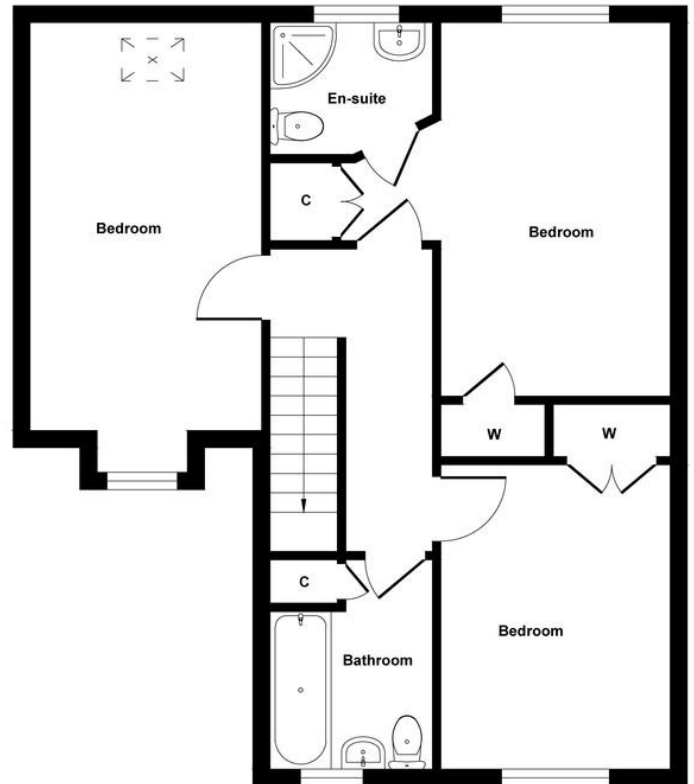
STORAGE SHED

Door to front, uPVC double glazed window to side, power and lighting.





Ground Floor
Approximate Floor Area
504 sq. ft
(46.82 sq. m)



First Floor
Approximate Floor Area
595 sq. ft
(55.27 sq. m)

Approx. Gross Internal Floor Area 1099 sq. ft / 102.09 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

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