

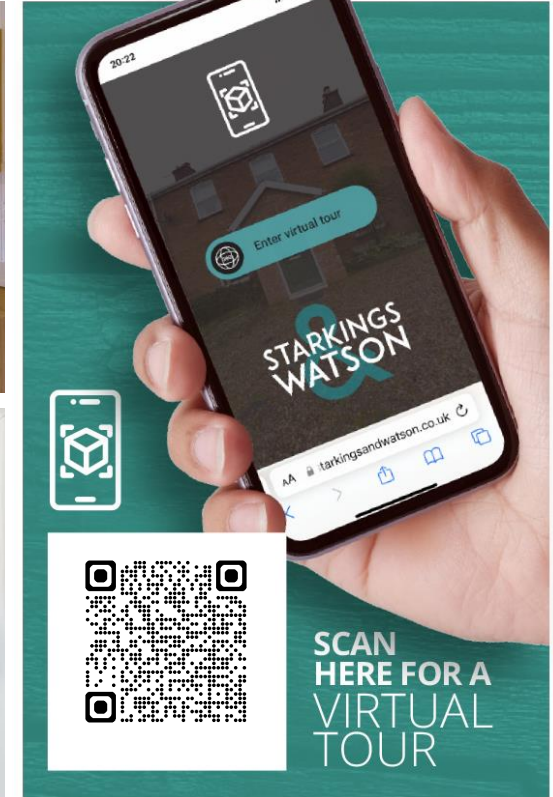
GEORGE BALDRY WAY

# Bungay NR35 1SD

Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336226

# PROPERTY TO LET



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# STARKINGS & WATSON

- Detached Family Home
- Positioned on a Corner Plot
- Deceptively Spacious Accommodation
- Modern Fitted Kitchen
- Sitting Room & Dining Room
- Bathroom, En Suite & Cloakroom
- Lawned Gardens to Rear with Patio
- Garage & Parking

#### IN SUMMARY

Occupying a CORNER PLOT this property is a DECEPTIVELY SPACIOUS HOME which has accommodation over two floors and a GENEROUS REAR GARDEN. Stepping inside the ENTRANCE HALL which is a central point to any house, providing access to almost all rooms, including a SITTING ROOM, ground floor W.C and the DINING ROOM. The only room which is not accessed off the hall is the KITCHEN which opens to the dining room through an archway, with a door into the sitting room. Upstairs THREE BEDROOMS and a bathroom are accessed off landing, of which two will comfortably house DOUBLE BEDS and with space for wardrobes, and the third would make a perfect home office/study, craft room or nursery. Garage and parking can be found adjacent to the property.

#### SETTING THE SCENE

Turning into George Baldry Way the property can be found immediately on the right hand side with both pedestrian access and vehicular access provided. The garage and parking are adjacent to the property with

a gated access to the rear, lawned front garden and a hard standing pathway to the front door.

#### THE GRAND TOUR

Passing through the stained glass composite entrance door, you will notice hard wearing bamboo flooring underfoot which continues into the sitting room which is straight ahead. The sitting room is flooded with natural light which streams in through the sliding patio doors to rear. For an evening in, there is wall lighting which creates a cozy feel when relaxing on your soft furnishings. The flow of this property means that the kitchen is the only room not attached to the entrance hall on the ground floor as it connects to the sitting room through a door and dining room through an archway. The kitchen features wall and base level units with rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit. Finished with a gas hob, extractor fan and integrated oven, this room which is also home to the gas fired central heating boiler which is wall mounted whilst space has been provided for white goods. The adjoining dining room has a similar wood effect flooring and window facing to front. This room has the main Internet port for the property, ensuring it could be a study/home office with a door leading to the entrance hall. Upstairs, three bedrooms are accessed off landing of which one would make a perfect study/home office and the other two are double. Carpet can be found under foot in these rooms and there is a family bathroom with three-piece suite.



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### THE GREAT OUTDOORS

The gardens are largely laid to lawn with an area of patio immediately outside the property. Within the garden there is a storage shed and summer house with access provided to the garage through a personnel door at the rear.

### OUT & ABOUT

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

### FIND US

Postcode : NR35 1SD

What3Words : ///spices.intrigues.wallet

### VIRTUAL TOUR

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

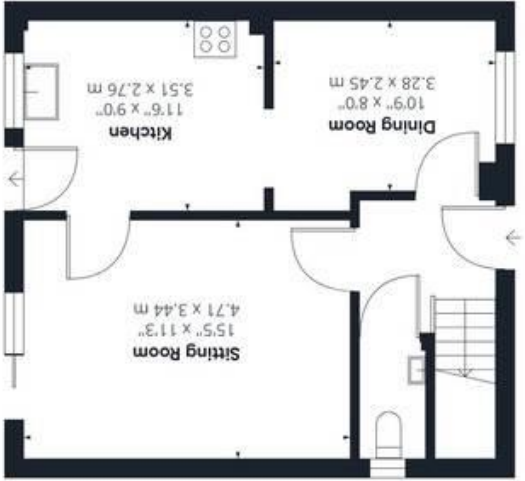
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)  
1022.49 ft<sup>2</sup>  
94.99 m<sup>2</sup>