

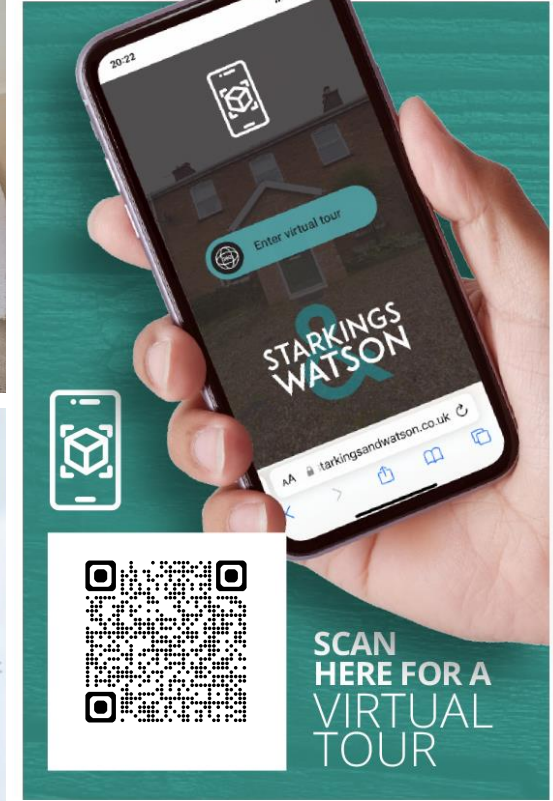
YARMOUTH ROAD

Kirby Cane, Bungay NR35 2PL

Energy Efficiency Rating : D

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PROPERTY
TO LET



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**STARKINGS
WATSON**

- Rural Village Setting
- Semi-Detached Home
- Two Reception Rooms
- Fitted Kitchen
- Conservatory with Tiled Flooring
- Ground Floor Bathroom with Shower
- Three Bedrooms
- Enclosed Gardens & Garage

IN SUMMARY

NEW FLOORING LAID and DECORATION NOW BEING COMPLETED. Occupying a RURAL VILLAGE SETTING close to BUNGAY, this semi-detached home enjoys a LARGE PLOT with ample parking and LAWNED GARDENS to rear. With over 1000 Sq. ft (stms) of accommodation, the ground floor is mainly OPEN PLAN including a 12' SITTING ROOM and 16' DINING ROOM. The KITCHEN offers a range of storage, with doors to the 13' TILED CONSERVATORY which extends the living space, and to the family bathroom with a SHOWER over the bath. Upstairs, THREE BEDROOMS lead off the landing. Outside, the REAR GARDEN offers an open rear aspect, with patio space and access to the GARAGE.

SETTING THE SCENE

With low level hedging to front, the shingle driveway opens up, with various planting to the front and side of the property, whilst access leads to the garage and gated rear garden. With an open aspect to the front, the property enjoys a light and bright interior with a private outlook.

THE GRAND TOUR

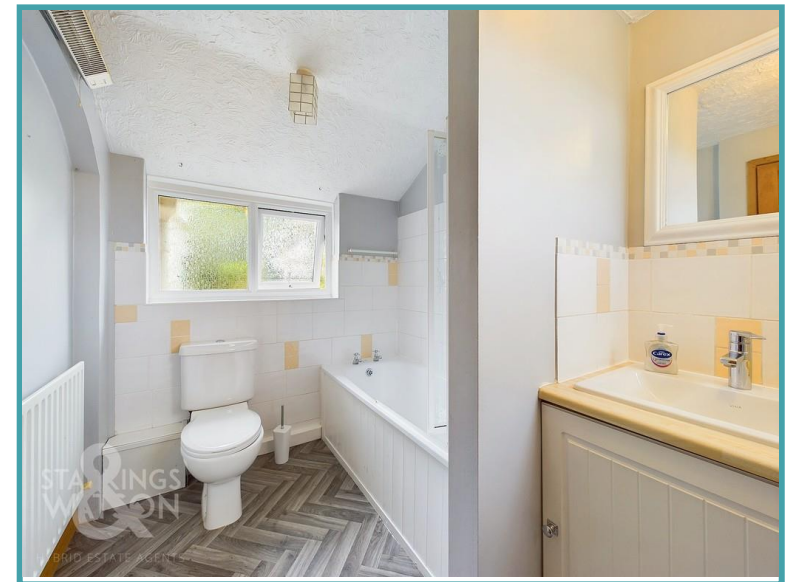
The tiled hall entrance offers an easy to maintain entrance, with stairs to the first floor and a built-in storage cupboard. Leading off, the sitting room is carpeted and finished with a window to front, whilst being open plan into the dining room, which continued with fitted carpet and a built-in double cupboard. The kitchen/breakfast room offers a u-shape arrangement of wall and base level units, including space for an electric oven, tiled splash backs and wood effect flooring. Doors lead off to the conservatory and to the family bathroom. With a three piece suite, the bathroom includes a shower over the bath, storage under the sink and wood effect flooring. The conservatory enjoys garden views to side and rear along with French doors, whilst tiled flooring runs under-foot. Upstairs, three bedrooms lead off the landing, two with fitted carpet and one wood effect flooring. The two larger bedrooms also include built-in storage.

THE GREAT OUTDOORS

Mainly laid to lawn, the garden includes a patio seating area, and enclosed fenced and hedged borders. A shingle pathway leads down the garden, with two timber built sheds. Gated access leads to the front, with a side door to the garage, complete with an up and over door to front, power and lighting.

OUT & ABOUT

The property is located in the village of Kirby Cane which adjoins Ellingham. The village has a local shop/newsagents, primary school, playground,



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church and the well-known 'Olive Tree' restaurant. Bungay lies within the popular Waveney Valley and 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 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). The unspoiled heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 16 miles away.

FIND US

Postcode : NR35 2PL

What3Words : ///people.unclaimed.sunshine

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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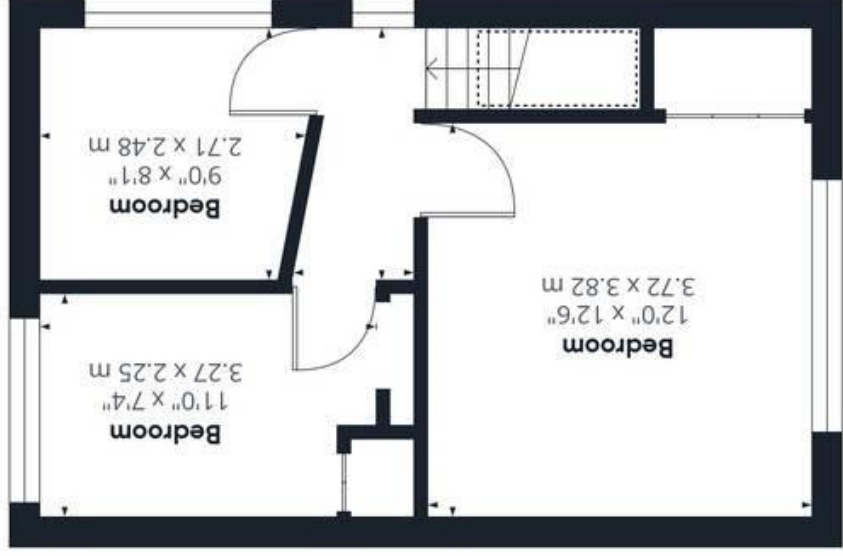
GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area¹
 1094.9 ft²
 101.72 m²



Floor 1



Ground Floor

