

KINGS ROAD

Bungay NR35 1SB

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

FOR SALE PROPERTY



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- Detached Family Home
- Popular Residential Location
- Two Generous Receptions
- Kitchen/Dining Room
- Four Ample Bedrooms
- Private Rear Gardens
- Driveway Parking & Double Length Garage
- Easy Access for Town Centre

IN SUMMARY

Located on the **EDGE OF TOWN** within a **POPULAR RESIDENTIAL LOCATION** you will find this **DETACHED FAMILY HOME** offering flexible and generous accommodation with **PRIVATE REAR GARDENS**, **DOUBLE LENGTH GARAGE** and **AMPLE DRIVEWAY PARKING**. Internally you will find a central hallway with **W.C.**, a generous **KITCHEN/DINING ROOM**, sitting room as well as the **EXTENDED GARDEN ROOM** opening onto the rear garden. On the first floor you will find **FOUR BEDROOMS** (two singles and two doubles), one of which has a shower in addition to the main family bathroom. Externally and to the front there is a hard standing driveway providing space for multiple cars to park, and to the rear **GENEROUS** and **PRIVATE GARDENS**. The property benefits from **uPVC DOUBLE GLAZING** and **GAS FIRED CENTRAL HEATING**.

SETTING THE SCENE

Approached via a large hard standing front driveway providing ample off-road parking leading to the main entrance door to the front. To the front and side you will find the garage attached to the next door garage

as well as gated access to the rear garden also.

THE GRAND TOUR

Entering the main entrance door into the hallway you will find access to the first floor landing as well as the **W.C.** To the left of the hallway you will find the main sitting room with a feature fireplace as well as access to the extended garden room to the rear. The garden room has the flexibility to be used as a sitting room or dining room and opens onto the garden. To the right of the hallway you will find the kitchen/dining room with a good array of cupboards with complimentary work surfaces over, and space for all white goods including a free standing oven. There is space for the dining table as well as understairs storage, and access to the rear garden. The gas fired central heating boiler can also be found on the wall. Leading up to the first floor landing there is access to the loft as well as cupboard storage. To the left of the hallway there are two bedrooms - one to the rear and one to the front both with built-in storage cupboards. To the right you will find the main bedroom with a range of built-in storage units and a shower concealed within the wardrobe. There is then a further bedroom to the front and the family bathroom adjacent.

THE GREAT OUTDOORS

The enclosed and private rear garden is larger than expected and split over two levels. There are paved patio areas ideal for outside dining and entertaining, as well as further lawned areas with mature planting and hedging. Stepping down to another lower level there is also access to the garage from the garden



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which is a double length offering ideal possible workshop with power and light.

OUT & ABOUT

The property is situated on a quiet cul-de-sac on the edge of the quaint market town of Bungay, where you find 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.

FIND US

Postcode : NR35 1SB

What3Words : ///squashes.otherwise.bucket

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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Approximate total area⁽¹⁾
 1030.44 ft²
 95.73 m²

(1) Excluding balconies and terraces

GIRAFFE360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.