

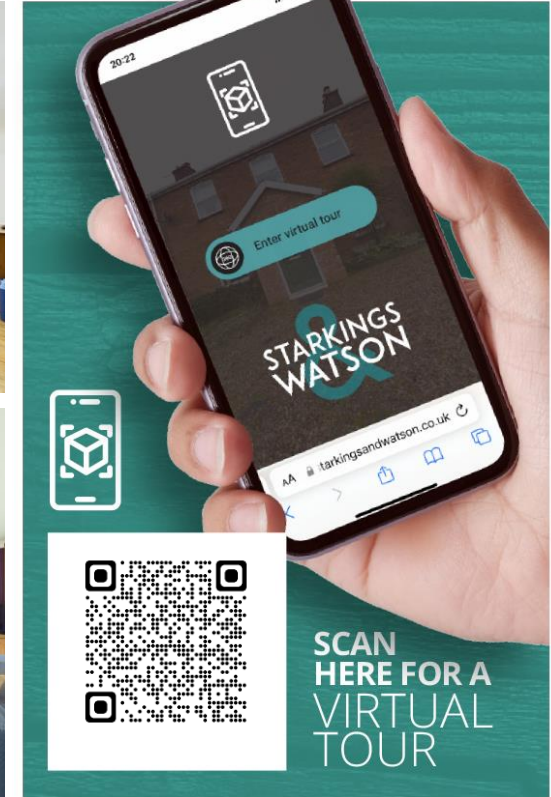
MILL ROAD

# Topcroft, Bungay NR35 2BW

Freehold | Energy Efficiency Rating : E

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

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# STARKINGS & WATSON

- Single Storey Barn Conversion
- Rural Location
- Part of Small Complex
- Impressive Kitchen/Dining Room
- Sitting Room Onto Garden
- Three Double Bedrooms
- Ample Off Road Parking
- 100ft Rear Garden (stms)

#### IN SUMMARY

Located within a RURAL LOCATION POSITION just outside of the village of TOPCROFT close to BUNGAY is this SINGLE STOREY BARN CONVERSION forming part of a small complex of barns. The attractive clad barn offers accommodation extending over 1200 SQ FT (stms) all on one level with the potential of extending further if desired (stp). The barn also benefits from a LARGE FRONTAGE and private driveway providing PLENTY OF PARKING as well as GENEROUS and VERY PRIVATE REAR GARDENS. Internally you will find a welcoming entrance hallway with THREE DOUBLE BEDROOMS, an en-suite shower room, family bathroom, sitting room opening onto the garden and a large KITCHEN/DINING ROOM. The rural position here is quite special offering a real sense of being hidden away yet with the benefit of having a handful of neighbours. The property benefits from a NEWLY installed SEWERAGE TREATMENT PLANT and OIL FIRED central heating.

#### SETTING THE SCENE

Approached from the roadside via a newly shingled driveway providing access to the smart brick weaved private driveway providing a large amount of off road parking. The shingled area is shared with the neighbouring 2 dwellings with allocated parking spaces as well as oil tanks. To the front you will also find a timber shed and access to the main entrance door.

#### THE GRAND TOUR

Entering the property via the newly installed front door you will find a welcoming entrance hallway with built in cloaks and shoe storage and a tiled floor. The hallway then branches left or right, left to the bedrooms and right to the reception space. The kitchen / diner can be found to the right overlooking the frontage offering plenty of space for cupboard storage as well as large dining table and breakfast bar area. The kitchen has solid rolled edge worktops with integrated dishwasher and double eye level ovens with electric hob and extractor fan. There is space for a double fridge/freezer and washing machine also as well as tiled flooring. The sitting room can be found to the rear with doors leading out onto the rear garden. The sitting room is a large space benefiting from built in storage. The tiled family bathroom adjacent offers a bath with shower over and then you will find the bedrooms. To the rear of the barn there are two double bedrooms overlooking the garden and the main double bedroom can be found to the front with plenty of room for storage and a desk. The main bedroom also benefits from an en-suite shower room. The property is uPVC double glazed in the main and oil fired centrally heated.

#### THE GREAT OUTDOORS

Accessed via the doors in the sitting room there is a large, paved patio ideal for outside dining and entertaining. There is also a small timber shed. Beyond the patio is the main expanse of garden mainly laid to lawn with a range of mature trees and shrubs as well as further paved patio. There is also two timber sheds within the rear garden with the garden being fully enclosed with timber fencing and access to a rear pathway leading to the far car park providing direct access to the rear garden if required.



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



#### OUT & ABOUT

Topcroft is a rural village in South Norfolk which has a thriving community. The larger village of Hempnall lies approximately 1.5 miles away and has a public house, village school and village shop/post office. The charming Waveney Valley market town of Bungay is about 3 miles to the south and has good local amenities. Norwich, the regional centre is about 12 miles to the north, and offers excellent shopping and schooling, and also has an airport catering for both domestic and international destinations. There is also a main line railway station at Diss (15 miles) with a direct service to London Liverpool Street of approximately 90 minutes. The picturesque coastal town of Southwold is just 25 miles to the East.

#### FIND US

Postcode : NR35 2BW

What3Words : ///firming.inhaled.altering

#### VITRUAL TOUR

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

#### AGENTS NOTES

Buyers area advised of the following details; There is a newly installed sewerage treatment plant found within the front driveway solely for the benefit of Old School Lodge. The driveway approach is shared with two of the neighbouring properties but is owned by Old School Lodge with right of access granted and allocated parking spaces. There is a further car park to the far end of the row of barns also owned by Old School Lodge with a right access and allocated parking given to the remaining three dwellings within the development. There is an obligation of all homeowners to contribute to the maintenance of the shared areas including the pathway to the rear of the gardens when required.

**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<sup>(1)</sup>  
1219.32 ft<sup>2</sup>  
113.28 m<sup>2</sup>

