

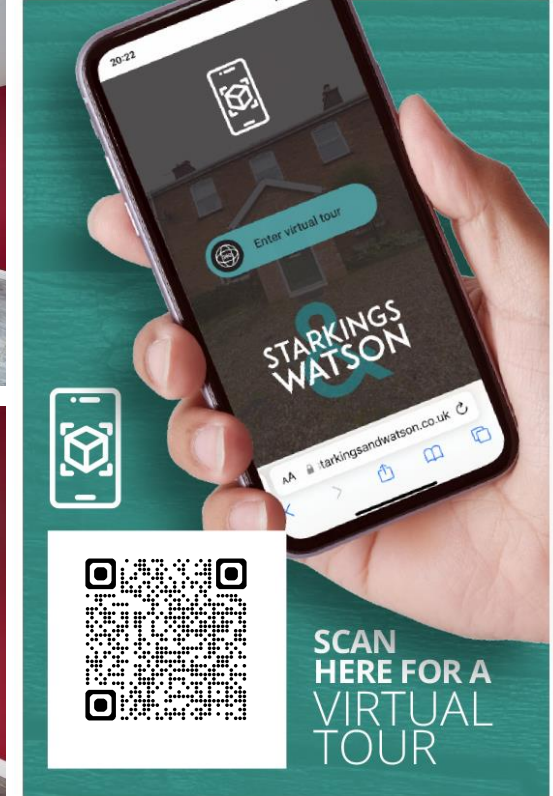
PRINCES ROAD

# Bungay NR35 1RS

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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- No Chain!
- End of Terrace Home
- Renovated and Improved
- Newly Fitted Kitchen with Woodburner
- Separate Sitting Room
- Three Ample Bedrooms
- Private Landscaped Rear Garden
- Large Landscaped Frontage

### IN SUMMARY

Offered with NO ONWARD CHAIN this END OF TERRACE FAMILY HOME has been recently refreshed and is presented in EXCELLENT ORDER THROUGHOUT. Internally, the property benefits from a porch entrance and entrance hallway, main dual aspect sitting room, impressive modern KITCHEN/DINING ROOM with breakfast bar and woodburner as well as useful storeroom completing the ground floor. On the first floor there are THREE AMPLE BEDROOMS as well as W/C and separate family bathroom with roll top bath and separate shower. Externally, to the front there is an impressive BRICKWEAVED DRIVEWAY and to the rear, a lovely well kept and SUNNY PRIVATE REAR GARDEN with an array of planting beds and lawn. The property is located within an easy walk of the high school as well as the town centre beyond with an array of local amenities.

### SETTING THE SCENE

The property is approached via the Princes Road with a very generous brick weaved front driveway

providing plenty of off road parking with steps leading down to the main entrance door to the front.

### THE GRAND TOUR

Entering the property via the main entrance door to the front you will find a useful entrance porch with space for coats and shoes which leads into the entrance hall with stairs to the first floor landing and access to the sitting room and kitchen/dining room. The sitting room to the left hand side offers a dual aspect to front and rear with plenty of space for soft furnishings. The kitchen/dining room is a lovely open plan modern space with a range of cream kitchen units and solid work surfaces over. You will find an integrated dishwasher as well as space for American fridge freezer and space for double range oven (available by separate negotiation). There is also a breakfast bar. The dining area open plan to the kitchen contains a woodburner. There is also a door to the back garden and a door leading into a useful storeroom to the front. Heading up to the first floor landing you will find three ample bedrooms as well as family bathroom and separate w/c. To the front of the house there is the main bedroom with built in wardrobes. There is a further double bedroom also to the front and to the rear is the third single bedroom. The separate w/c and adjoining family bathroom have both been recently renovated and are fully tiled with the bathroom offering a roll top bath, hand wash basin and walk in rainfall shower.

### THE GREAT OURDOORS

The impressive rear garden is in fantastic order and



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offers a large paved patio terrace leading from the back door. There is then a pathway leading down the garden where you can find two timber sheds. The main section of garden is laid and presented in excellent order with a range of planting borders with mature shrubs. There are also various shingled areas as well as a secure side access leading from the front driveway. The garden is fully enclosed with timber fence panels.

#### OUT & ABOUT

The property is situated at the heart of the quaint market town of Bungay and an easy walk from the shops and amenities 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 1RS

What3Words : ///crinkled.urge.brain

#### 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. Calculations are based on RICS JPM5 3C standard.

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
931.4 ft<sup>2</sup>  
86.53 m<sup>2</sup>

