



Waveney Road, Bungay - NR35 1LH



Waveney Road

Bungay

Located on the popular residential area of Waveney Road in the BUNGAY is this DETACHED FAMILY HOME extending to approx. 1250 SQFT (stms). The house offers flexible family sized accommodation with PRIVATE REAR GARDENS, DRIVEWAY PARKING to the front and a GARAGE. Internally you will find a porch and hallway entrance, w/c, large KITCHEN/DINING ROOM, conservatory to the rear and double sized SITTING/DINING ROOM completing the ground floor. On the first floor there are FOUR BEDROOMS, a family bathroom and an en-suite shower to the master. The house occupies an elevated position overlooking the fields and the town from the first floor and also offers extension potential (stp).

Council Tax band: C

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Detached Family Home
- 1250 SQFT (stms)
- Two Reception Rooms
- Four Bedrooms
- Two Bathrooms & W/C
- Private Rear Gardens
- Driveway Parking & Garage
- Elevated Views From First Floor

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.

SETTING THE SCENE

Approached via Waveney road you will find a driveway to the side with car port and garage. To the front there are lawned gardens with steps leading up to the main entrance door with a low level wall enclosing and side gates leading to the rear garden.



THE GRAND TOUR

Entering via the porch entrance you will find stairs to the first floor landing and the w/c off the main hallway. To the left of the hall is the main sitting/dining room with feature fireplace and a dual aspect to front and rear. The kitchen/dining area can be accessed from the hallway or from the sitting room and offers a range of fitted units with rolled edge worktops over. There are integrated double ovens/grill with induction hob as well as dishwasher and space for washing machine and fridge/freezer and an understairs cupboard. From the rear of the kitchen there is a conservatory with garden access. Heading up to the first floor landing you will find airing cupboard and loft hatch access. There are four ample bedrooms with the main bedroom benefiting from a shower and hand wash basin en-suite. There is also a family bathroom with shaped panelled jacuzzi bath.

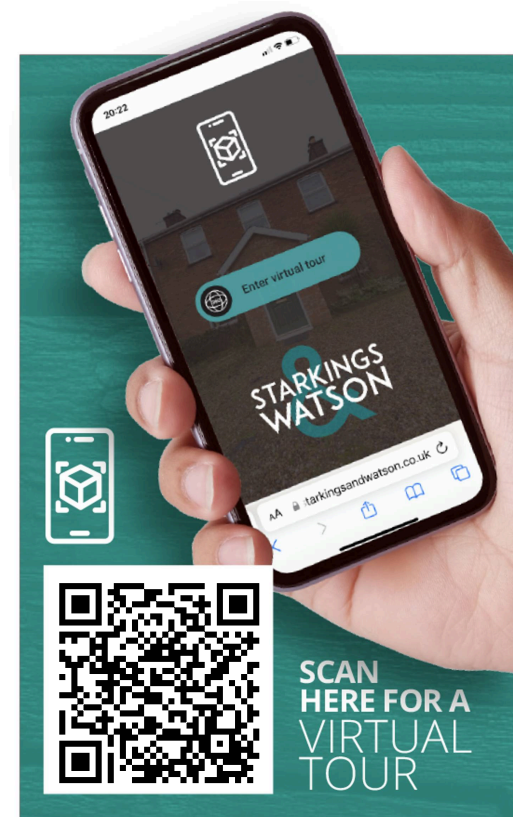
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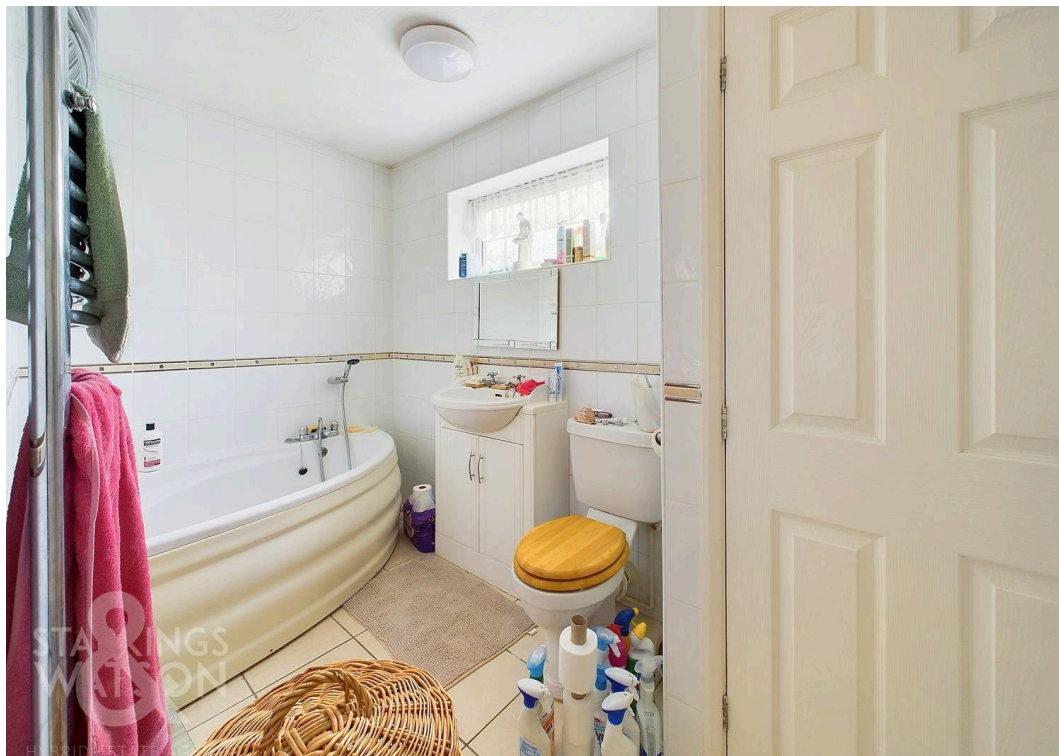
Postcode : NR35 1LH

What3Words : ///tumblers.slime.mergers

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The well kept rear garden is private and generous in size offering possible extension potential (stp). Leading from the rear of the house there is a large paved patio ideal for outside dining leading to the garage. Steps lead up to the lawned area which offers a blank canvas as well as raised borders and timber fencing enclosing.





Ground Floor

Approximate total area⁽¹⁾

1243.99 ft²

115.57 m²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360



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