



Tower Mill Road, Bungay - NR35 1RJ



Tower Mill Road

Bungay

NO CHAIN! Positioned on a GENEROUS CORNER PLOT in an ELEVATED POSITION is this DETACHED BUNGALOW which has been updated and upgraded in recent months. The property itself offers TWO DOUBLE BEDROOMS, a central hallway, SITTING/DINING ROOM, and NEWLY INSTALLED shower room and kitchen. The external space is generous and offers LOTS OF OPPORTUNITY to either EXTEND the bungalow (stp) or re-model the garden. You will find wrap around gardens and a private driveway with OFF ROAD PARKING and plenty of space for a possible garage or car port (stp). The property also offers SOLAR PANELS and NEWLY installed gas fired central heating system.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- NO CHAIN!
- Detached Bungalow
- Elevated Corner Plot Position
- Newly Fitted Kitchen & Shower Room
- New Gas Fired Central Heating
- Wrap Around Gardens & Parking
- Solar Panels
- Dual Aspect Sitting Room



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

The property is approached via the private hard standing driveway providing off road parking with pathway leading to the main entrance door to the front. There is plenty of room at the top of the driveway for a car port/garage if required and (stp).

THE GRAND TOUR

The main entrance door opens into the central hallway providing access to all further rooms as well as built-in storage housing the newly installed gas fired boiler. The main sitting/dining room can be found to the left with dual aspect to front and side as well as open fireplace which could be made into a working fire. The kitchen is located on the other side of the hallway having newly fitted offering plenty of cupboard space with wood effect worktops over. There are space for a range of white goods as well as integrated electric oven and hob. The rest of the internal accommodation provides a newly fitted shower room with a double walk in shower and tiled splash backs, as well as two double bedrooms to the far end of the hallway.





Tower Mill Road

Bungay

FIND US

Postcode : NR32 1RJ

What3Words : ///wisdom.baseless.dispose

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there are solar PV panels in place which generate electricity, along with an air filtration system and a solar panel for hot water. The property is gas centrally heated via a brand newly installed combi boiler and heating system.

**STARKINGS
& WATSON**

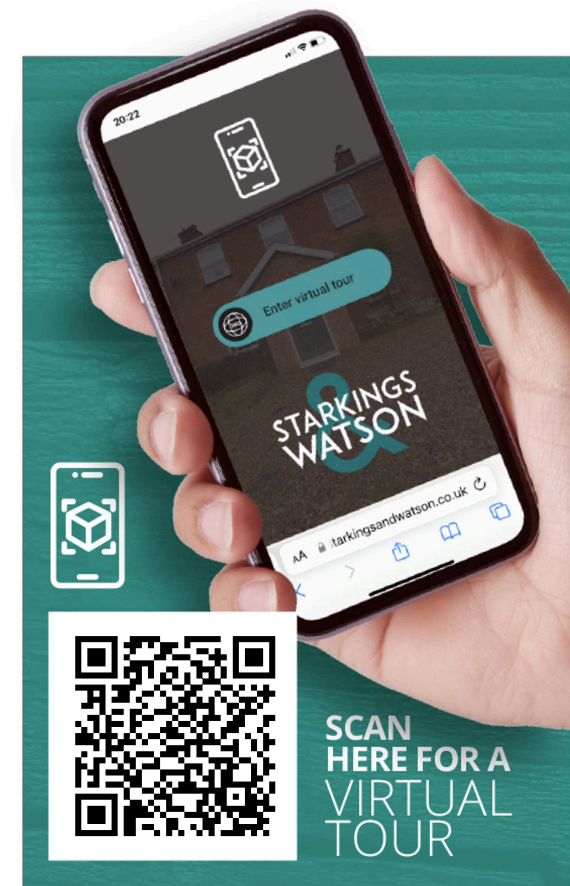
HYBRID ESTATE AGENTS





THE GREAT OUTDOORS

The mainly lawned gardens wrap around the bungalow as it is positioned on a corner plot. There is further hard standing to the rear and the driveway to the side. The garden is a blank canvas and provides plenty of space and the opportunity to re-model.





Approximate total area⁽¹⁾

556.18 ft²

51.67 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.