



St. Marys Close, Flixton - NR35 1NX



St. Marys Close

Flixton, Bungay

NO CHAIN! Located within a QUIET CUL-DE-SAC in the popular village of FLIXTON, just a few miles outside of BUNGAY, you will find this DETACHED BUNGALOW presented in good order. The bungalow is bigger than expected offering approximately 100 SQ FT (stms) of accommodation with THREE AMPLE BEDROOMS and TWO RECEPTION ROOMS and a separate kitchen/utility and family bathroom. The sitting room and dining rooms are both south facing overlooking the garden meaning they are flooded with light. Externally you will find private and mature gardens as well as parking and a DETACHED GARAGE to the rear. The property benefits from uPVC DOUBLE GLAZING and OIL FIRED CENTRAL HEATING.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain
- Detached Bungalow
- Quiet Village Location
- Two Reception Rooms
- Kitchen and Utility
- Three Ample Bedrooms
- Private and Secluded Gardens
- Parking and Garage

The property is situated in the small village of Flixton close to the quaint market town of Bungay with a wide range of shops and 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 the cul-de-sac leading to a detached single garage with parking in front. There is a secure gate leading to the lawned and paved front garden with pathway leading to the rear of the bungalow to the back door and round to the garden at the front.



THE GRAND TOUR

Entering from the rear into the utility room you will find cupboard storage and space for a washing machine, the utility leads into the kitchen. The kitchen offers a modern range of units with wood effect worktops over as well as space for white goods. Within the kitchen you will find an integrated electric oven and hob as well as built in cupboard and the oil fired boiler. Off the kitchen you will find the central hallway with built in storage. The main bathroom is the first room on the right with bath and shower over. The main sitting room then overlooks the garden with a dual aspect and feature fireplace. The separate dining room can be found on the opposite side of the hallway also overlooking the garden. The three bedrooms can then be found all off an inner hallway, one of which overlooks the garden to the front with the main bedroom and further single/study room found to the rear.

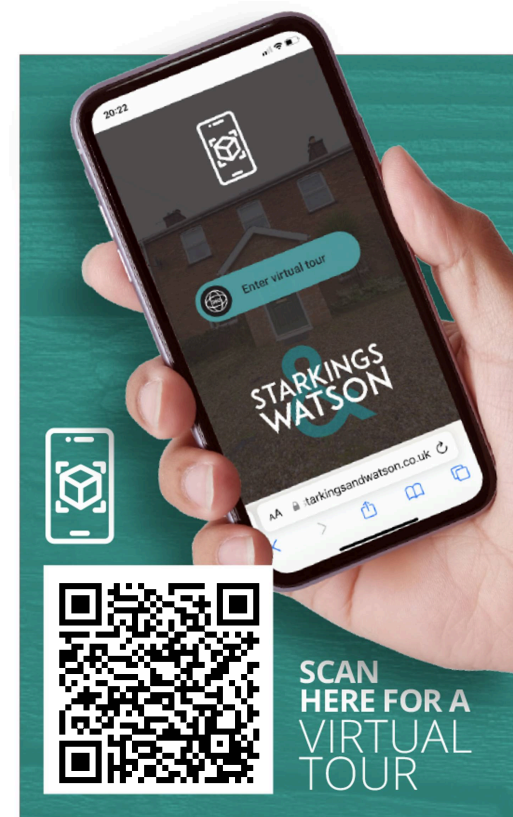
FIND US

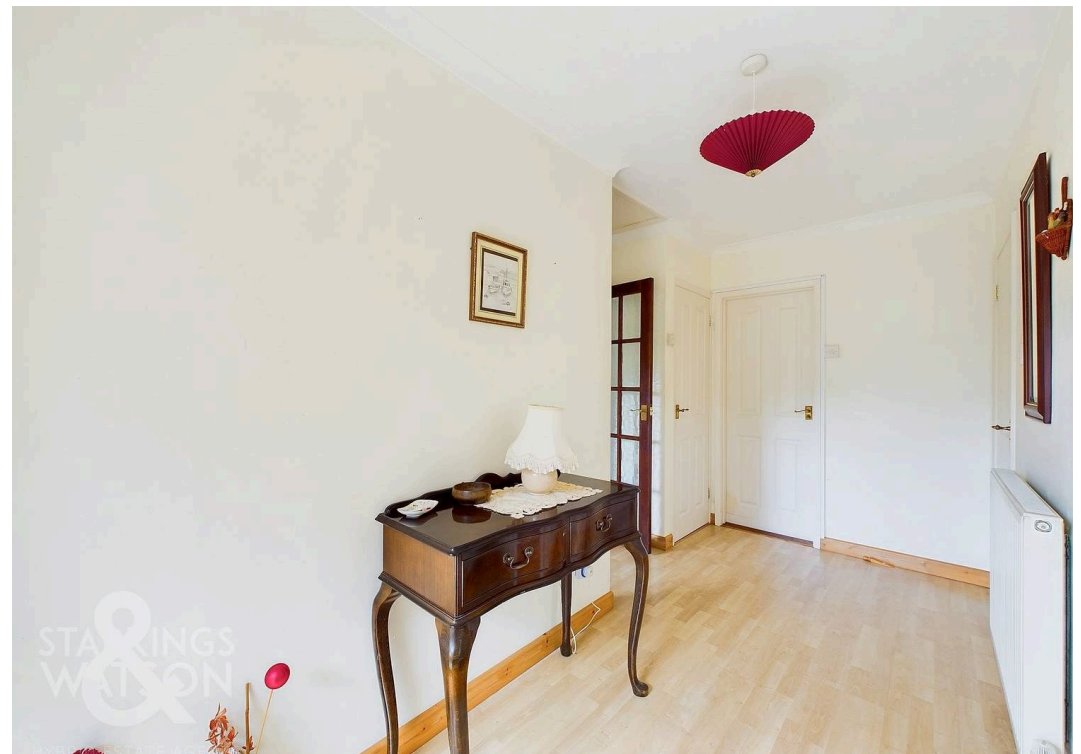
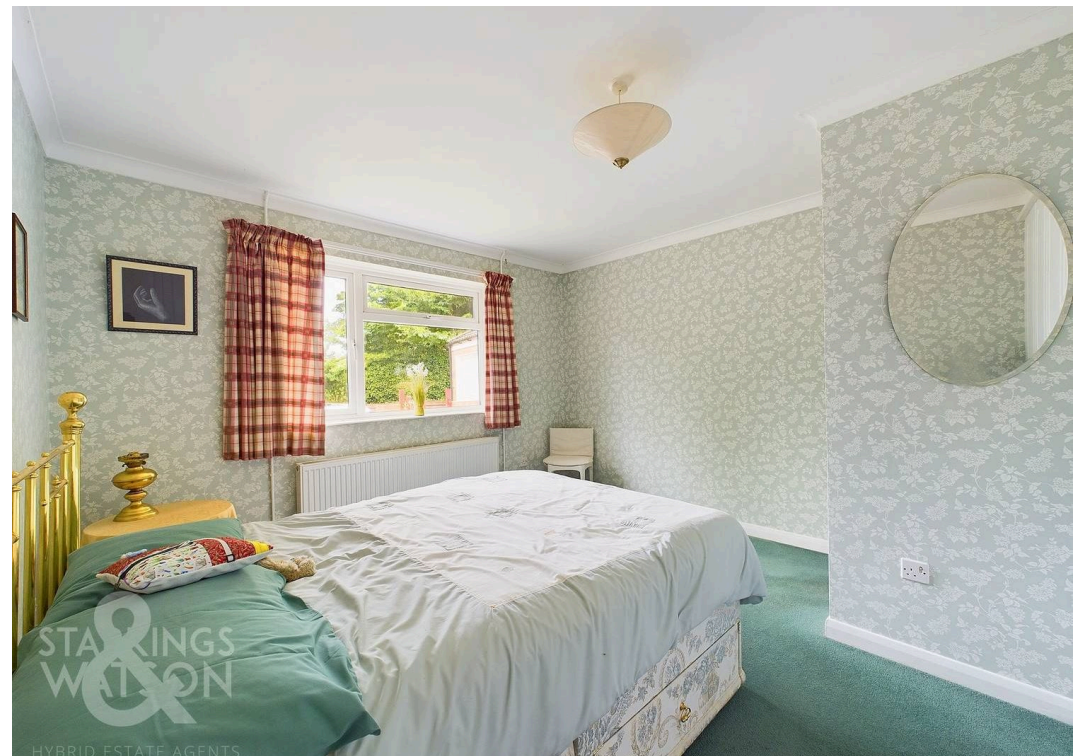
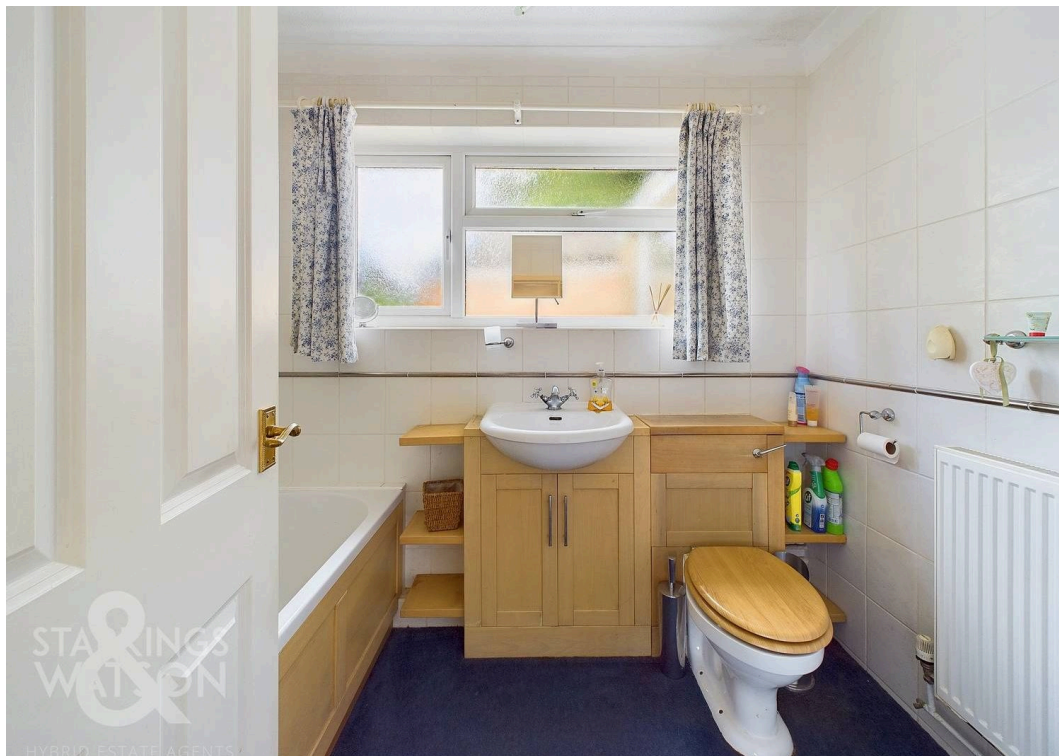
Postcode : NR35 1NX

What3Words : ///droplet.zoomed.campfires

VIRTUAL TOUR

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



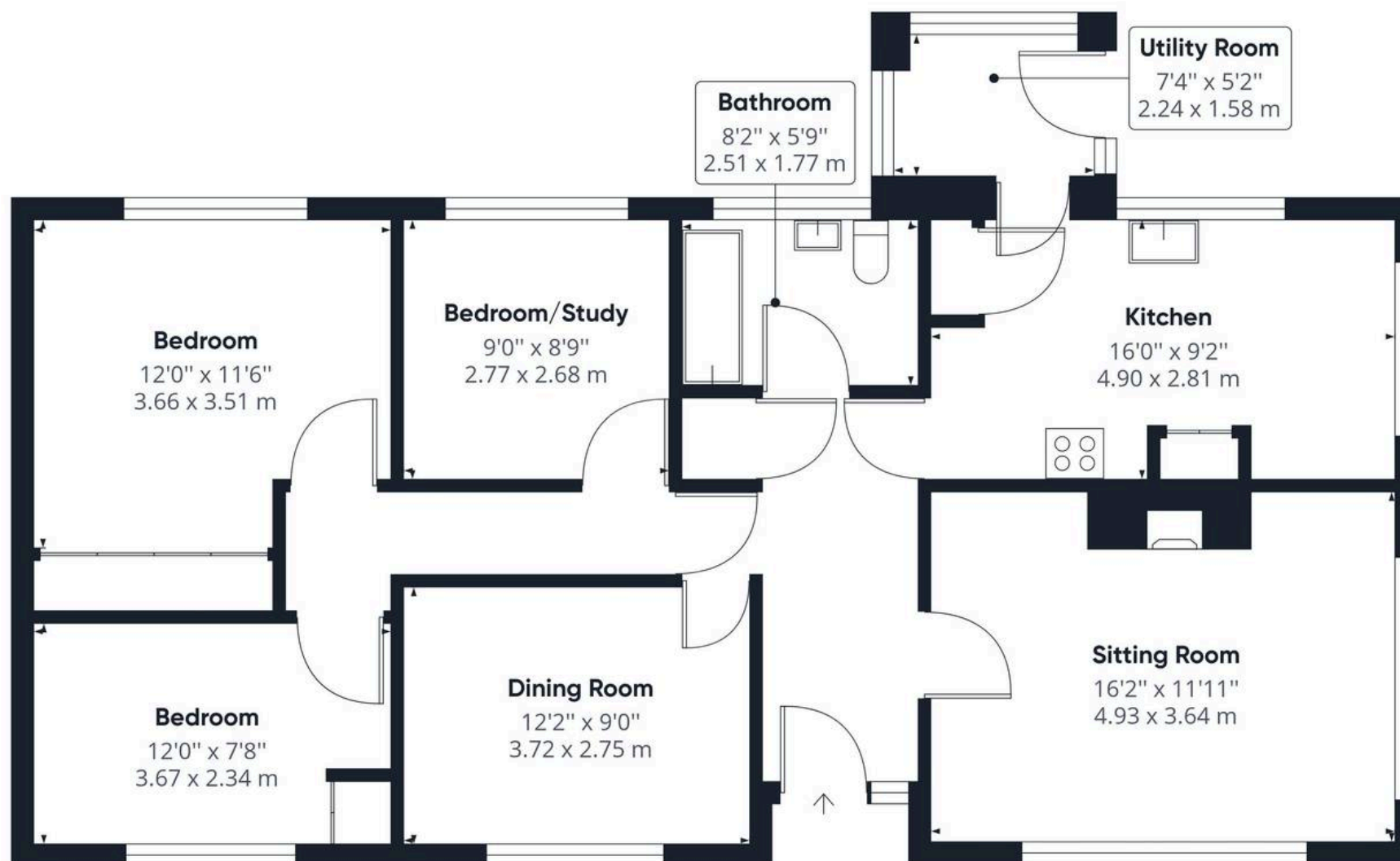




THE GREAT OUTDOORS

The main garden is technically located at the front of the bungalow as the approach is to the rear. The garden is extremely private and mainly laid to lawn with mature hedging and trees as well as an array of shrubs and planting. There is a raised deck area that needs replacing along with access on both sides of the bungalow leading to the rear.





Approximate total area⁽¹⁾

995.95 ft²

92.53 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.

GIRAFFE360



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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.