



Dukes Road, Bungay - NR35 1RP





## Dukes Road

Bungay

NO CHAIN! Located in a quiet CUL-DE-SAC LOCATION within walking distance to the town centre, this modern TWO BEDROOM SEMI-DETACHED house presents an excellent opportunity for those seeking a comfortable and convenient living space with no onward chain. The property features a hall entrance with W/C, a spacious SITTING ROOM opening onto the garden and a separate kitchen, offering a perfect balance between functionality and style. On the first floor there are TWO DOUBLE BEDROOMS providing ample space for relaxation, while a family bathroom completes the accommodation. Externally you will find allocated parking for TWO VEHICLES to the front as well as private rear gardens offering a blank canvas for prospective purchasers. The house would be ideal for FIRST TIME BUYERS and buy to let investors alike.

Council Tax band: G

Tenure: Freehold





- No Chain!
- Modern Two Bedroom Semi-Detached House
- Allocated Parking For Two Vehicles To Front
- Private Enclosed Rear Gardens
- Sitting Room & Separate Kitchen
- Two Double Bedrooms
- Family Bathroom & W/C
- Quiet Cul-De-Sac Location

The property is situated in a quiet cul-de-sac within easy walking distance 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

Located at the end of the cul-de-sac there is a shared turning area for the 4 houses only which leads to the allocated parking spaces for two vehicles to the front. There are steps leading up to the front paved patio with the main entrance door found to the front. There is also a side access and gate leading to the rear garden.



## THE GRAND TOUR

Entering via the main entrance door to the front you will find stairs to the first floor landing as well as understairs storage and access to the kitchen on the right. The ground floor W/C is also accessed off the hallway. The kitchen is front facing and offers a range of wall and base units with integrated electric oven and gas hob over. There is then space for various white goods undercounter. To the rear of the house is the sitting/dining room which opens onto the rear garden with double doors. Heading up to the first floor landing there are two ample bedrooms with both benefitting from built in wardrobes. One is located to the front and the other to the rear. Also off landing is the family bathroom with a w/c, hand wash basin and bath with shower over.

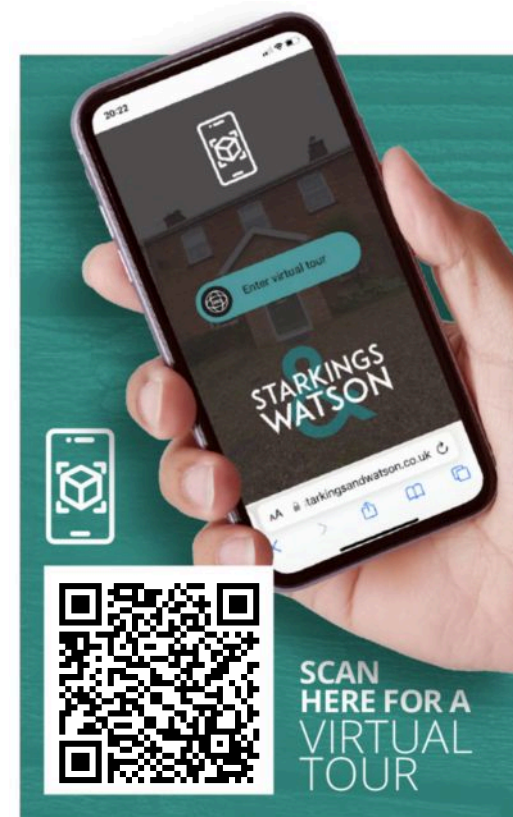
## FIND US

Postcode : NR35 1RP

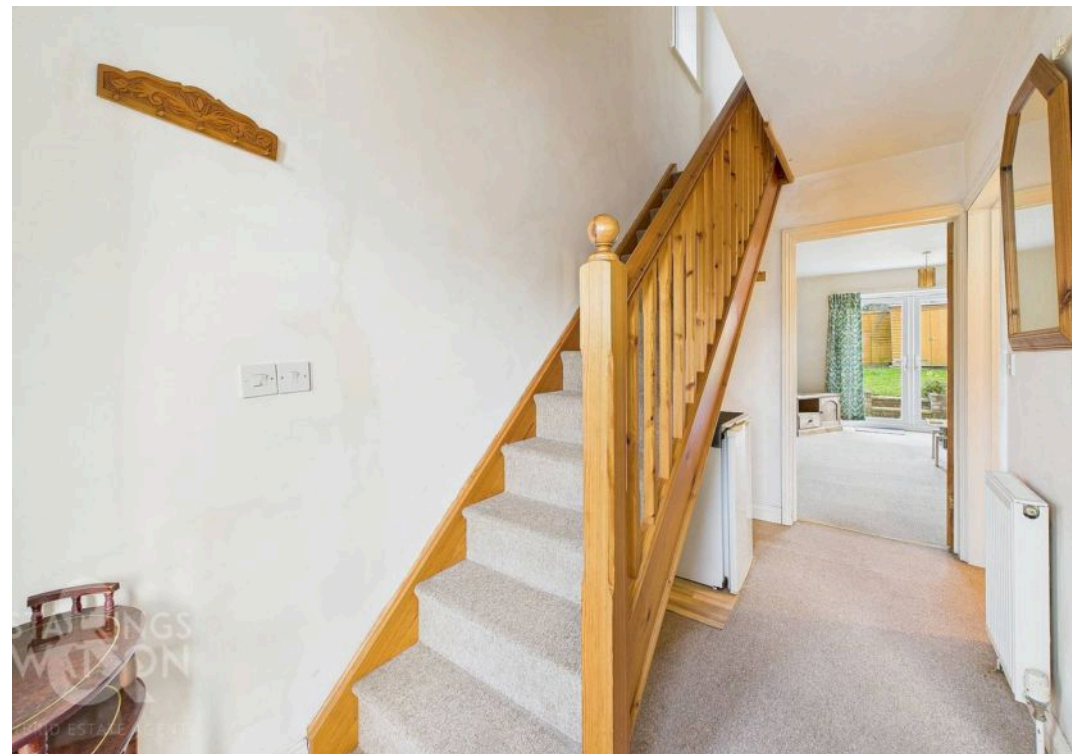
What3Words : ///suitably.recover.appoints

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

The private rear garden offers a generous space laid to lawn with no houses directly behind overlooking. There is a paved terrace leading from the rear of the house ideal for a table and chairs as well as a secure side gate leading to the frontage. The garden is enclosed with timber fencing.

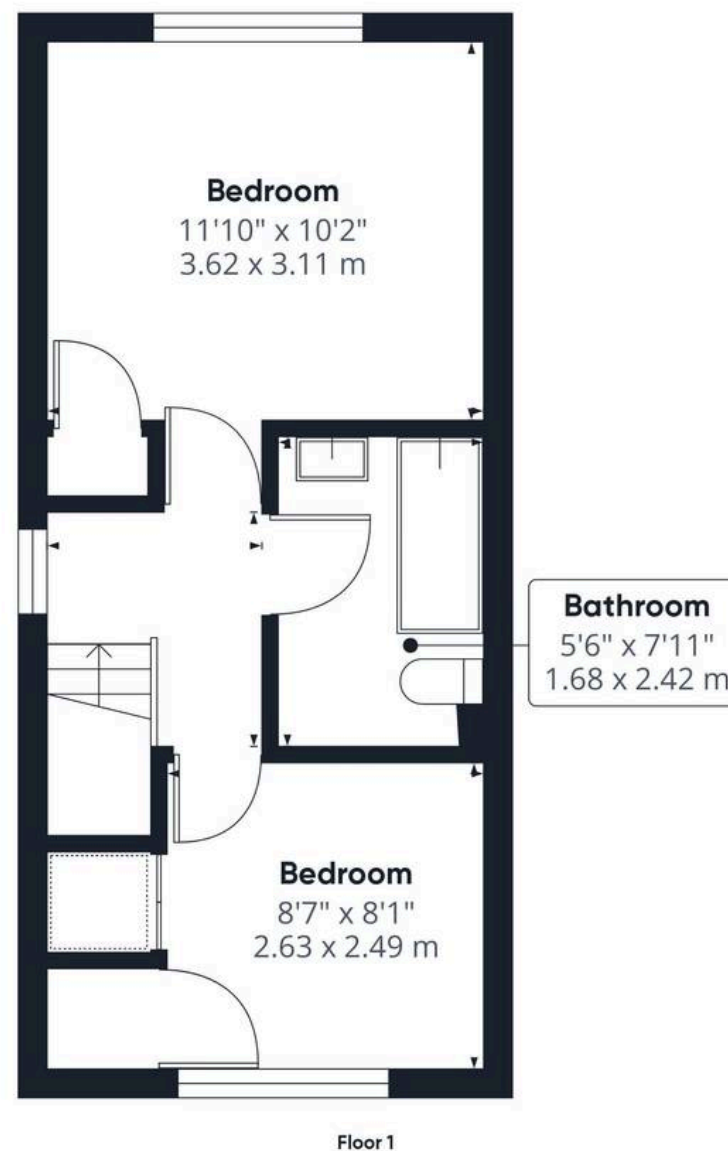
### Allocated parking

2 Parking Spaces

Allocated parking to the front for 2 vehicles off road.







**Approximate total area<sup>(1)</sup>**

597.29 ft<sup>2</sup>

55.49 m<sup>2</sup>

**Reduced headroom**

12.95 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**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.