



Bigod Road, Bungay - NR35 1JP



Bigod Road

Bungay

NO CHAIN! Occupying a POPULAR RESIDENTIAL LOCATION, this SEMI-DETACHED HOME offers a generous plot, with AMPLE OFF ROAD PARKING and a MATURE LAWNED GARDEN. Situated in the MARKET TOWN OF BUNGAY, offering a perfect FIRST TIME BUY or INVESTMENT property with scope to MODERNISE. Initially comprising a HALLWAY ENTRANCE with DINING ROOM, KITCHEN, separate UTILITY ROOM and 13' SITTING ROOM. Heading upstairs, THREE DOUBLE BEDROOMS can be found off landing with a FAMILY BATHROOM.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



- No Chain!
- Semi-Detached Family Home
- Three Double Bedrooms
- Perfect First Time Buy or Investment
- Generous Plot & Driveway Parking
- Scope to Modernise / Extend (STP)
- Popular Residential Location
- Walking Distance to Bungay Town Centre

The property is situated on the edge of the quaint market town of Bungay. Within walking distance to the town centre, offering an extensive range of amenities including doctors, schooling, dentist, 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 from the street, ample off street parking can be found adjacent to the property with a generous paved driveway and mature lawn surrounding. Two shallow steps lead to the main entrance.

THE GRAND TOUR

Stepping inside, the hallway entrance features carpeted flooring and a staircase leading to the first-floor accommodation. To the left, the recently painted dining room enjoys a front-facing aspect and continues with carpeted flooring. The dining room flows seamlessly to the kitchen, benefitting from ample natural light through a uPVC double-glazed window. The kitchen area is fitted with a range of blue wall and floor base storage cupboards, complemented by light, durable worktops and a tiled splashback.



A stainless steel sink with a built-in drainer and mixer tap is situated beneath the window, with additional space for white goods. Adjacent to the kitchen, the utility space provides plumbing for white goods, further floor base storage cupboards, and access to the garden. To the other side of the hallway, also recently repainted, the 13-foot sitting room enjoys a dual aspect with French doors opening onto the garden. An exposed brick fireplace, featuring an electric fire on a stone-tiled hearth, creates a central focal point.

Ascending the staircase, the principal bedroom also benefits from a dual aspect, creating a light and bright atmosphere, and includes carpeted flooring, a radiator, and generous integral storage. Two further double bedrooms are located off the landing, with the second double room also offering built-in wardrobe space. Completing the accommodation is the family bathroom, which features a three-piece suite with a shower over the bath and full-height tiled splashbacks. Dark wood-effect flooring and light, painted walls complete this space.

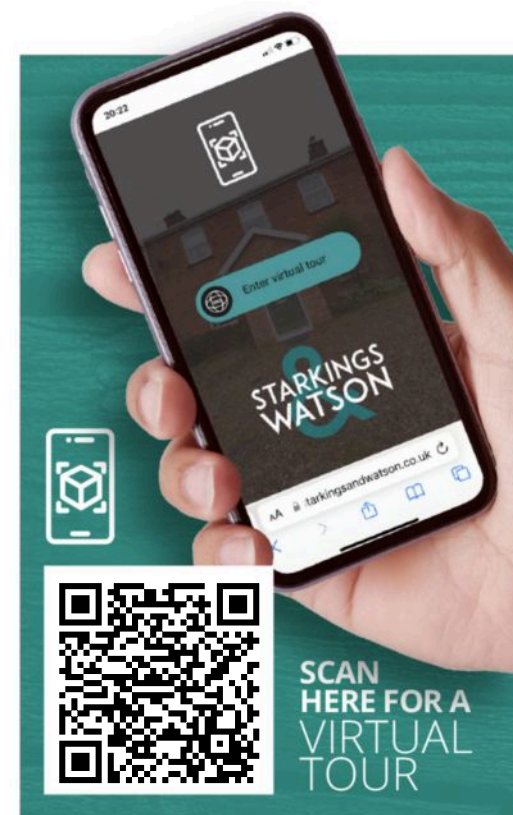
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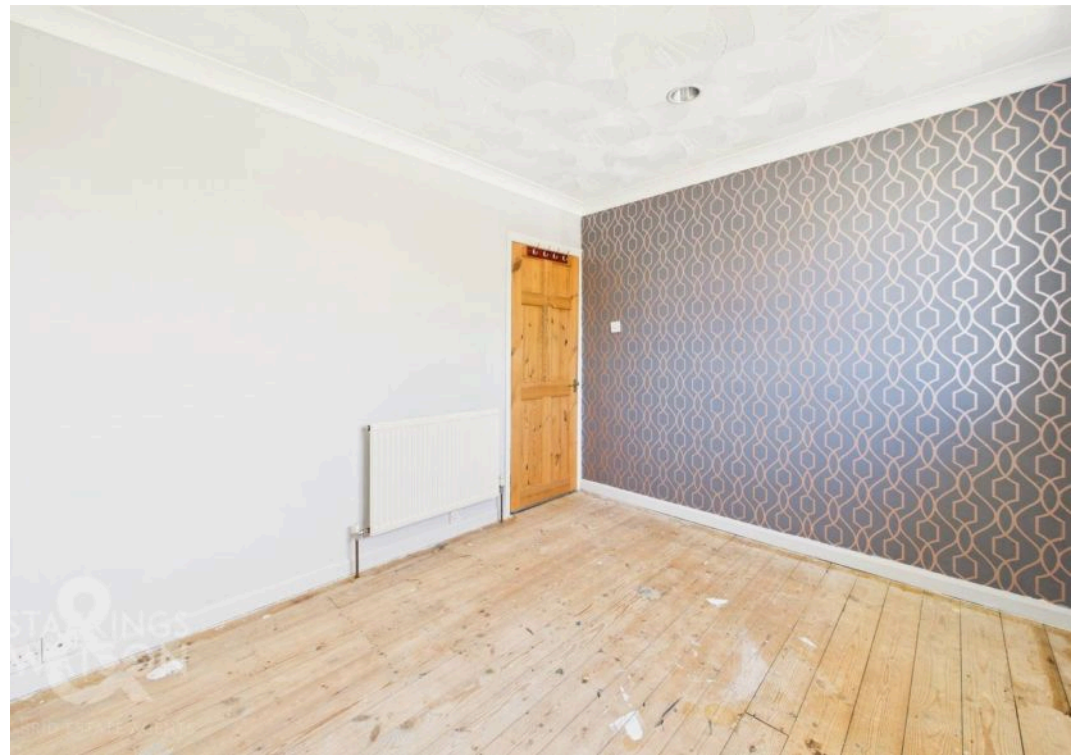
Postcode : NR35 1JP

What3Words : ///divide.truth.grasp

VIRTUAL TOUR

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



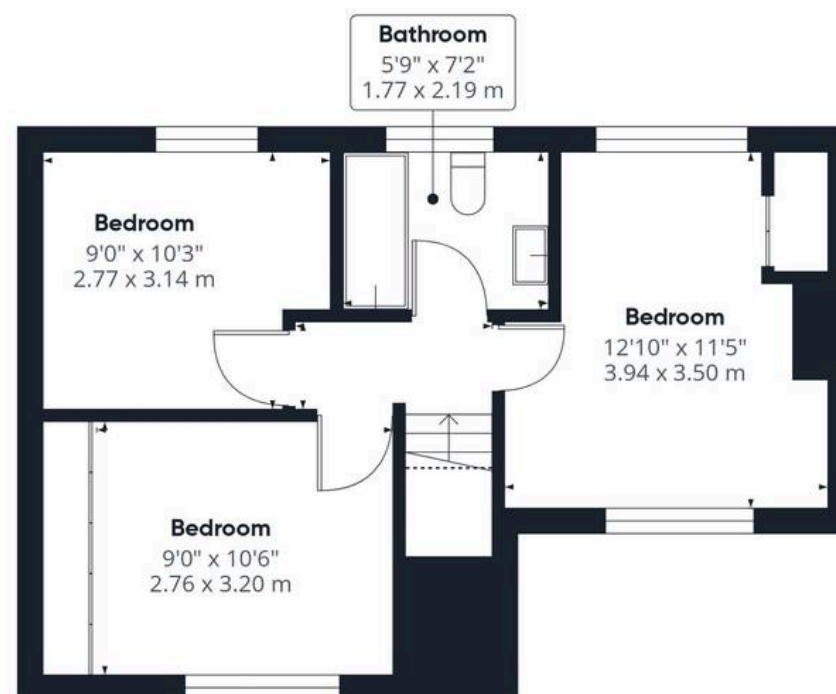
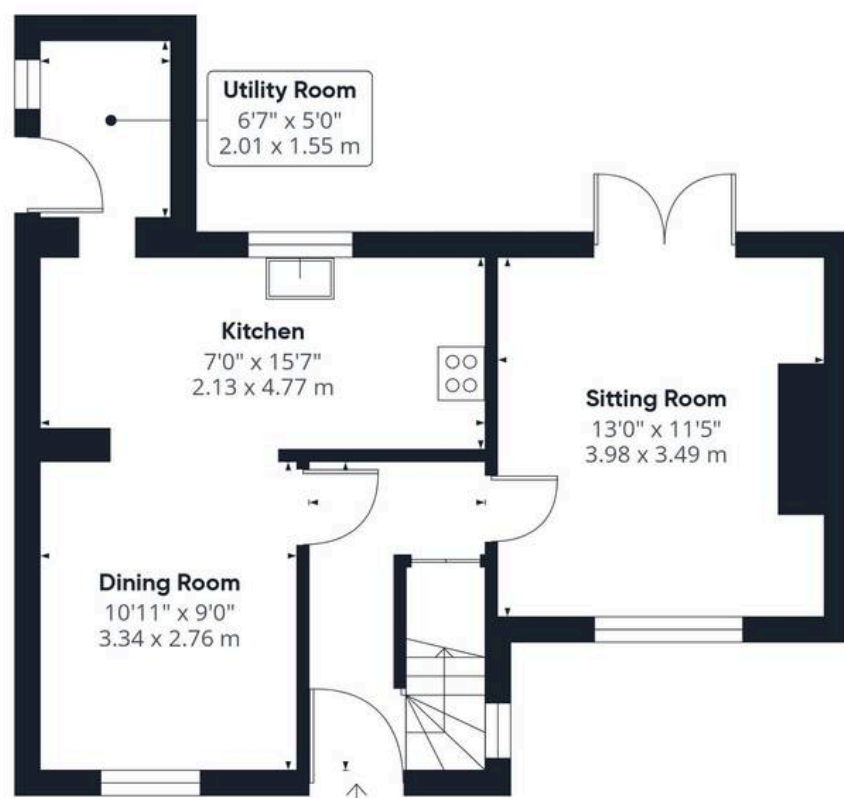




THE GREAT OUTDOORS

The rear garden is enclosed with timber fencing and predominantly laid to lawn with a patio from the sitting room French doors. Two sheds can be found at the bottom of the garden.





Approximate total area⁽¹⁾

856 ft²

79.5 m²

(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.