



Garden Close, Bungay - NR35 1JE





## Garden Close

Bungay, NR35 1JE

NO CHAIN! Welcome to this charming THREE BEDROOM SEMI-DETACHED HOME with no onward chain, located in a much requested RESIDENTIAL LOCATION within easy reach of the town centre. Upon entering the property, you are greeted by an inviting entrance hallway leading to the OPEN PLAN RECEPTION SPACE with space for sitting and dining offering a spacious and versatile living area. The separate well-fitted kitchen provides ample storage and workspace, making meal preparation a breeze. Upstairs, THREE GENEROUSLY SIZED BEDROOMS provide comfortable accommodation for the whole family, while a modern re-fitted shower room completes the first floor. Presented in excellent order throughout, this property is ready for you to move in and make it your own. Externally to the rear you will find a GENEROUS, PRIVATE and LANDSCAPED garden also kept in very good order offering space for entertaining and play. The house would make an ideal FIRST TIME PURCHASE for a young family.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain!
- Open Plan Main Sitting/Dining Room
- Well Fitted Kitchen
- Three Ample Bedrooms
- Modern Shower Room
- Presented In Excellent Order
- Private, Enclosed Landscaped Rear Garden
- Popular Residential Location Close To Town

The property is situated on the edge of the quaint market town of Bungay within a requested residential location. 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

To the front there is a 'pull in' offering non allocated parking. This leads to the pathway and side passage which is gated leading to the rear garden. There is a shingled frontage and the main entrance door to the front which is partially covered.



## THE GRAND TOUR

Entering via the main entrance door to the front there are stairs to the first floor landing as well as a large understairs cupboard providing ample storage. The door to the left leads to the main open plan reception room with sitting area to the front and dining area to the rear. There is a large window to the front, fireplace housing a gas fired back boiler as well as sliding doors to the rear opening onto the garden. The kitchen provides a door to the rear garden as well as a range of wall and base level units with solid Corian worktops over. You will find a washer/dryer and dishwasher both integrated, an electric hob and extractor, separate fridge and freezer units, as well as eye level combination electric oven/microwave.

Heading up to the first floor landing there is access to the three bedrooms as well as shower room and a fitted airing cupboard. There are two double bedrooms as well as one single with the main bedroom offering a range of bedroom furniture. The shower room has been upgraded and is fully tiled with a shower including a power shower, vanity unit and hand wash basin as well as w/c.

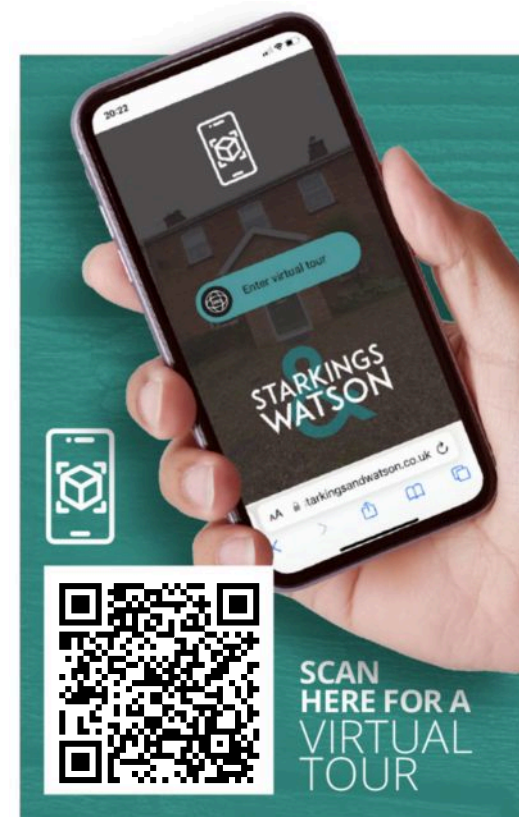
## FIND US

Postcode : NR35 1JE

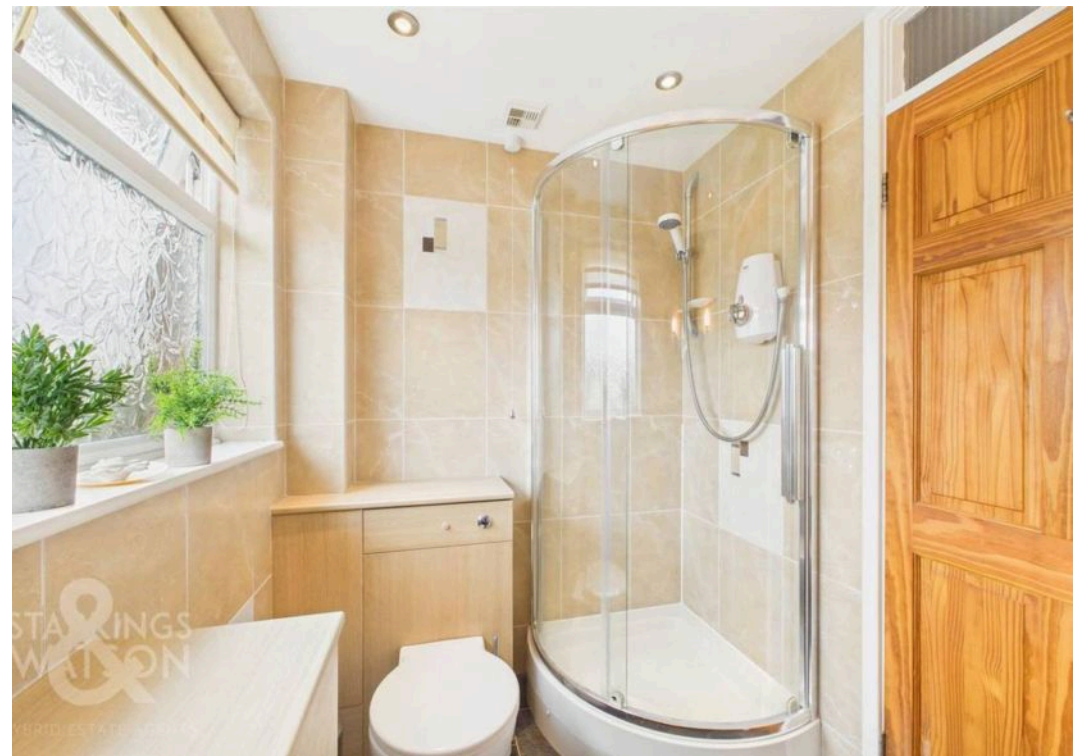
What3Words : ///tugging.playroom.roosts

## VIRTUAL TOUR

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







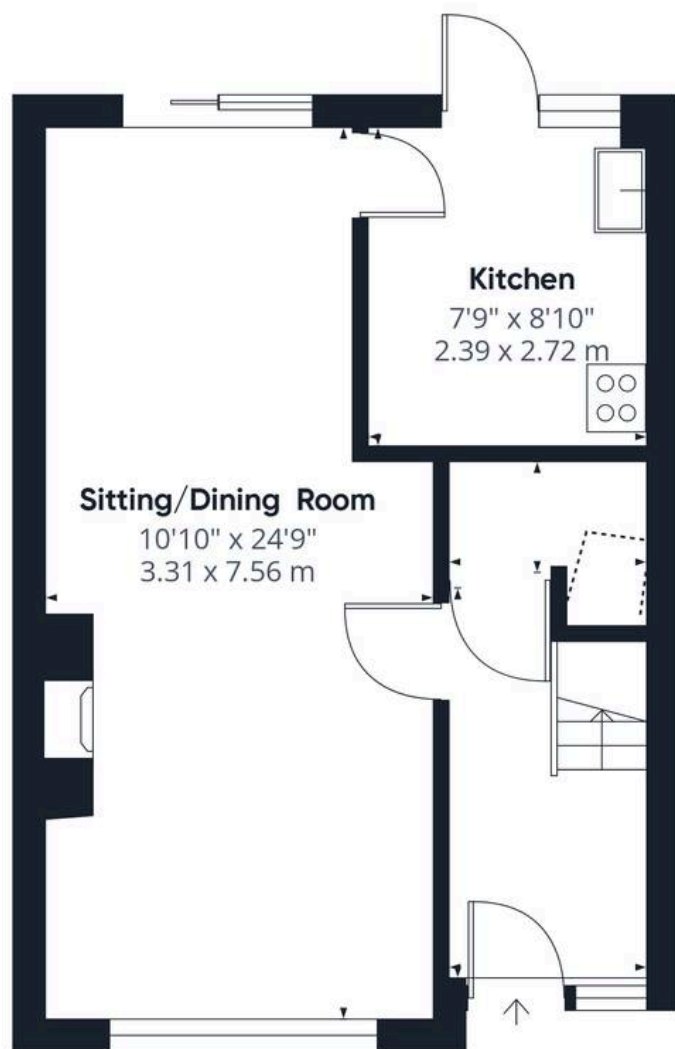




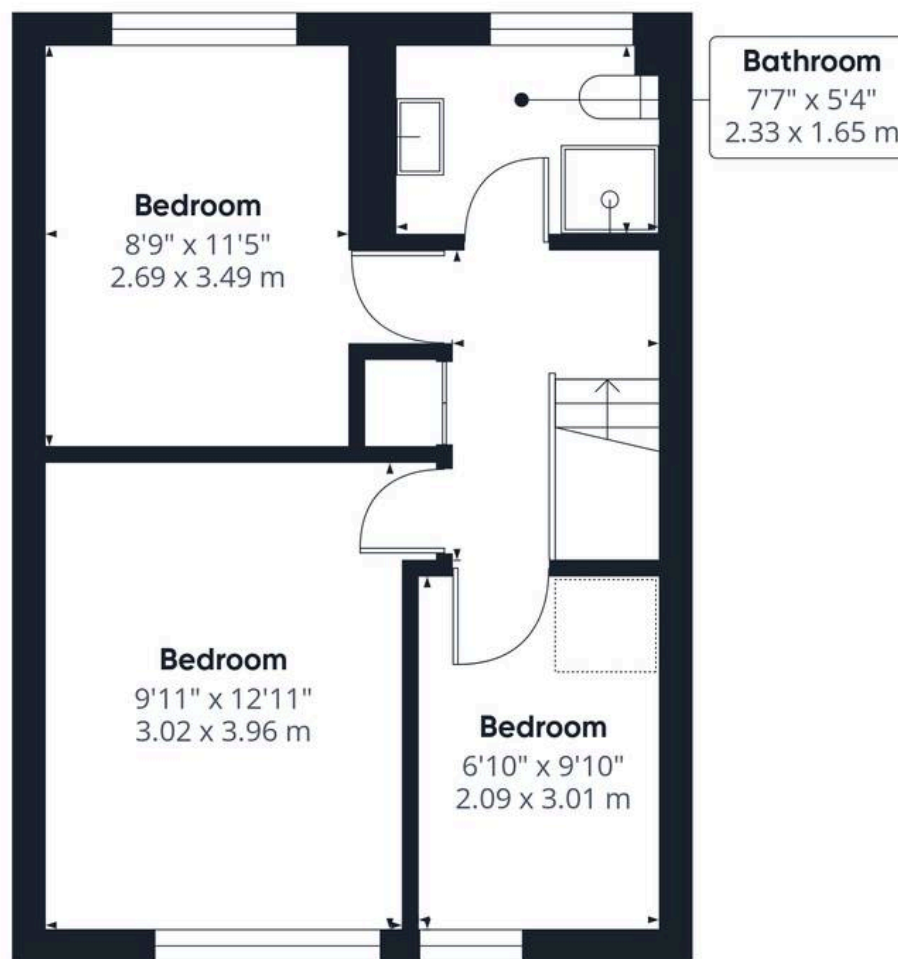
## THE GREAT OUTDOORS

Accessed via the dining room or the kitchen you will find a generous enclosed rear garden offering a good degree of privacy. Initially you will find a paved terrace ideal for outside dining with raised planting borders, access to the brick built outbuilding as well as a side gate leading to the side passage. A step leads up to the rear section with a central artificial lawn flanked by bark planting beds. Then garden is fully enclosed with timber fencing.





Ground Floor



Floor 1

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

788 ft<sup>2</sup>  
73.2 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>  
0.5 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.