



Ecclestone Rise, Bungay - NR35 1FE



Ecclestone Rise

Bungay

Located in the SOUGHT-AFTER Cripps Development in Bungay, this SEMI-DETACHED HOUSE offers the perfect FIRST-TIME BUY, boasting DRIVEWAY PARKING for two vehicles, NHBC warranty and a landscaped multi-level PRIVATE and ENCLOSED GARDEN. The IMMACULATE accommodation includes a HALLWAY ENTRANCE with a fully fitted KITCHEN to the left, ground floor W.C adjacent and beyond to the SITTING ROOM - complete with FRENCH DOORS to the garden. Heading upstairs, two DOUBLE BEDROOMS can be found from the landing with a three piece FAMILY BATHROOM including a shower over bath.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi-Detached House
- Driveway Parking for Two Vehicles
- Perfect First Time Buy
- Under NHBC Warranty
- Sought after Cripps Development in Bungay
- Two Double Bedrooms
- Family Bathroom & W.C
- Multi-Level Rear Garden

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

Set back from the road, a generous brick weave driveway sits to the left of the property, with a landscaped frontage home to shrubs and a flagstone patio pathway leading to the main entrance.

THE GRAND TOUR

Heading inside, the light and bright hallway features wood effect flooring underfoot with stairs rising to the first floor and integral storage beneath. Immediately to the left, the fully fitted kitchen enjoys a front facing aspect and offers a range of wall and base storage cupboards with wood worktops offering ample food preparation space and integral oven, gas hob, extractor and fridge/ freezer with further under counter space for white goods.



Adjacent, a useful W.C features with continued wood effect flooring, radiator and privacy glassed window. To the end of the hallway, the sitting room includes fitted carpets underfoot and enjoys a bright and airy feel with uPVC double glazed French doors opening to the elevated patio garden.

Heading upstairs, the galleried landing is carpeted with loft access above and opens to two double bedrooms. The main bedroom can be found to the right, enjoying a rear facing aspect with ample space for a kings sized bed, to the right, an array of useful integral storage cupboards can be found. The second double bedroom is located to the left of the landing and features aesthetic wood paneling to the right, further integral storage and fitted carpets. Completing the accommodation, the family bathroom can be found centrally from the landing and offers a contemporary three piece suite with a shower over the bath and glass splashback, heated towel rail and wood effect flooring underfoot.

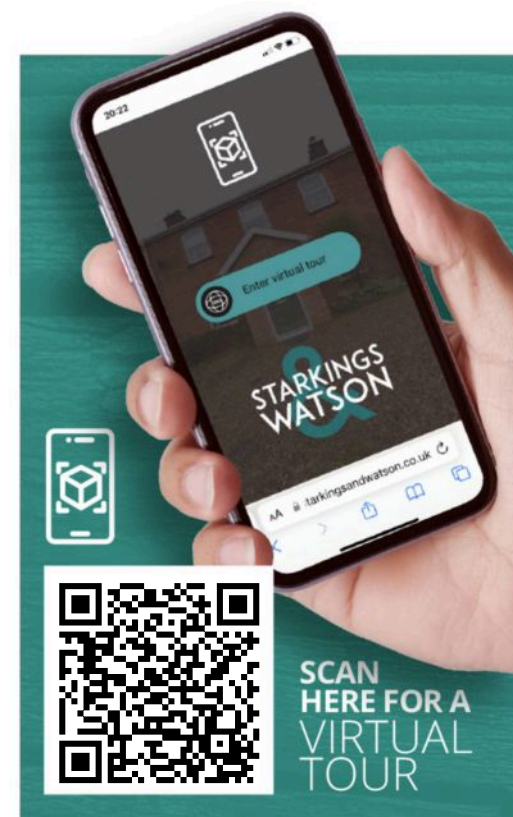
FIND US

Postcode : NR35 1FE

What3Words : ///code.tightest.clapping

VIRTUAL TOUR

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



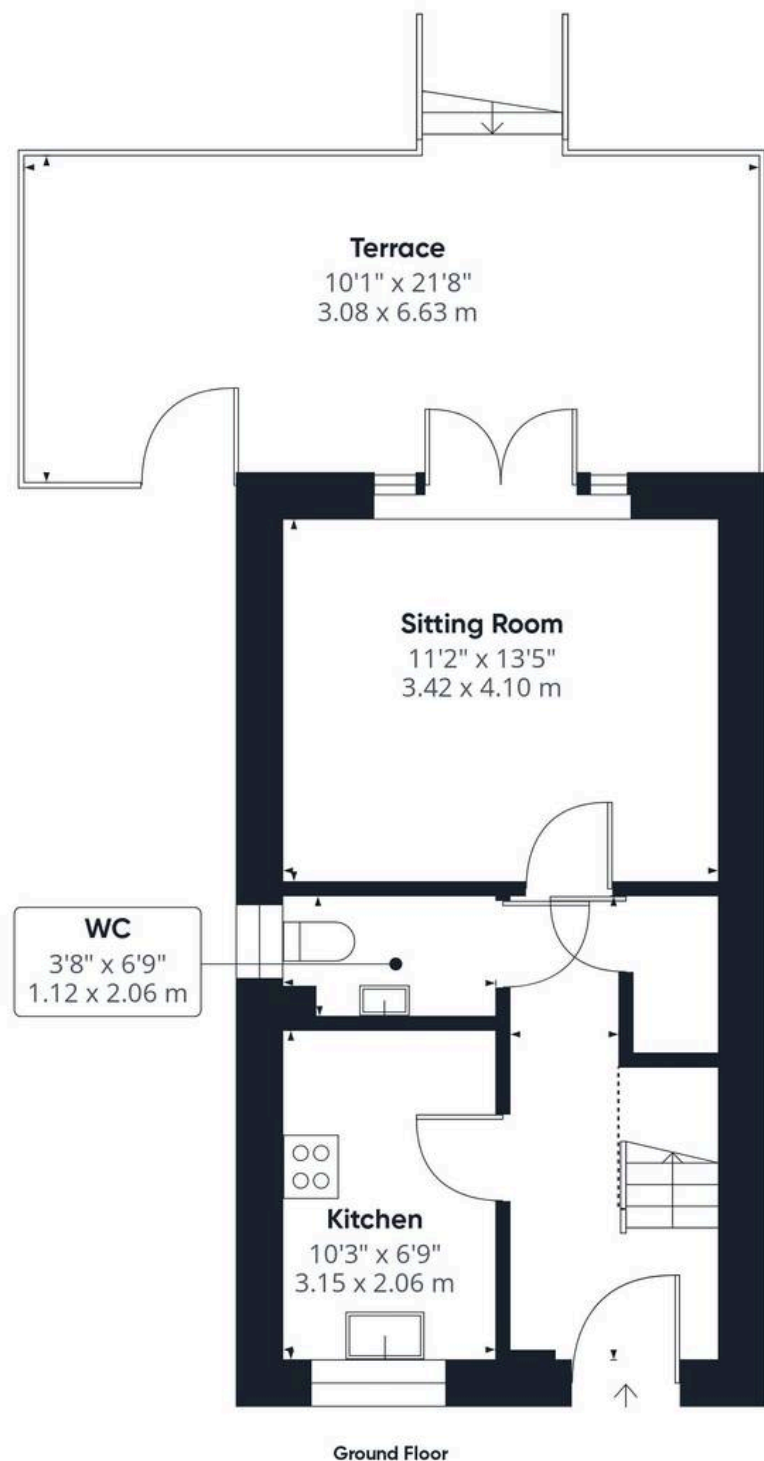




THE GREAT OUTDOORS

Stepping outside, the private and enclosed garden is initially laid to a brick enclosed raised flagstone patio, ideal for outdoor seating, making a perfect suntrap in the summer months. To the left, a wooden latch and brace gate leads back to the front of the property from the driveway. A handful of steps leads to the remainder of the garden, laid to lawn and enclosed with timber fencing, providing ample space for outside storage.





Approximate total area⁽¹⁾

650 ft²

60.2 m²

Balconies and terraces

221 ft²

20.5 m²

Reduced headroom

12 ft²

1.1 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.