



Orchids Close, Bungay - NR35 1LL





## Orchids Close

Bungay

This DETACHED BUNGALOW set within a quiet CUL-DE-SAC on the outskirts of the market town of BUNGAY has been NEWLY COMPLETELY RENOVATED. The bungalow now offers purchasers with an opportunity to purchase a substantial home in 'tip top' order with the benefit of NEW GAS FIRED CENTRAL HEATING, NEW BOILER and NEW ELECTRICS alongside NEW CARPETS, NEW INTERNAL DOORS, NEW BATHROOM and NEW OPEN PLAN KITCHEN/DINER. The whole property has also been skimmed and re-decorating giving a fresh and modern feel. The internal accommodation includes a central entrance hallway, THREE AMPLE BEDROOMS, family bathroom, SITTING ROOM which is then open plan to the KITCHEN/DINER as well as a conservatory to the rear. Externally you will find a pleasant and PRIVATE rear GARDEN offering more space than you might expect to find with a large sunken patio, as well as hard standing DRIVEWAY PARKING in front of the DETACHED SINGLE GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain!
- Detached Bungalow
- Completely Renovated Throughout
- Open Plan Kitchen/Diner/Sitting Room
- Three Ample Bedrooms
- Newly Installed Gas Central Heating & Electrics
- Quiet Cul-De-Sac Location
- Private Rear Gardens, Driveway & Detached Garage

The property is situated within a small and quiet cul-de-sac on the edge 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

Approached via the cul-de-sac you will find front gardens with a pathway leading to the main entrance door to the front which is partially covered. To the side there is a detached single garage with up and over door as well as driveway parking in front for 1 vehicle.



## THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with fitted storage as well as the loft hatch. You will see straight away the new carpets, fresh finish and new internal doors. The hallway leads to the to three ample bedrooms two of which are located at the front and one at the side. The family bathroom is also found off the hallway which has been completely renovated with a bath and rainfall shower over, W.C and hand wash basin. To the rear of the bungalow is the impressive open plan main reception room with space for sitting and dining with sliding doors leading out to the conservatory overlooking the rear garden. The kitchen leads off the dining area and has again been completely renovated and now offers a full range of shaker style units with wooden worktops over as well as a large breakfast bar. There are integrated appliances including double eye level oven and grill, induction hob and extractor over, dishwasher and fridge/freezer.

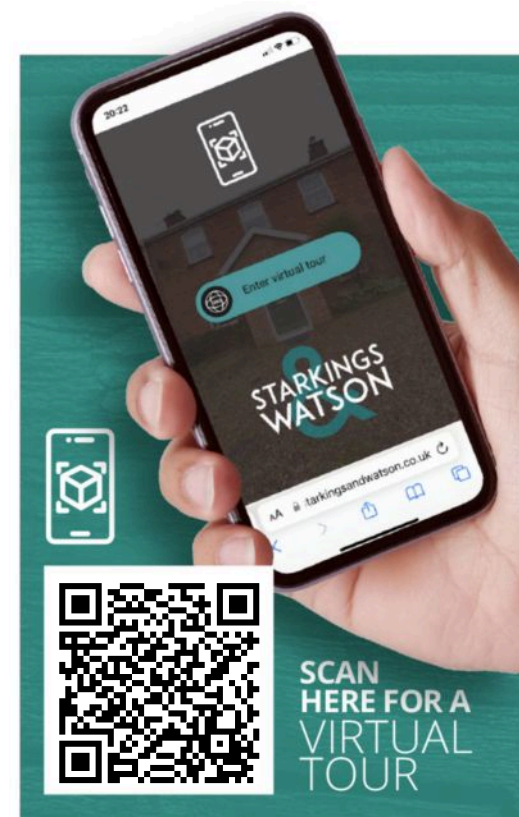
## FIND US

Postcode : NR35 1LL

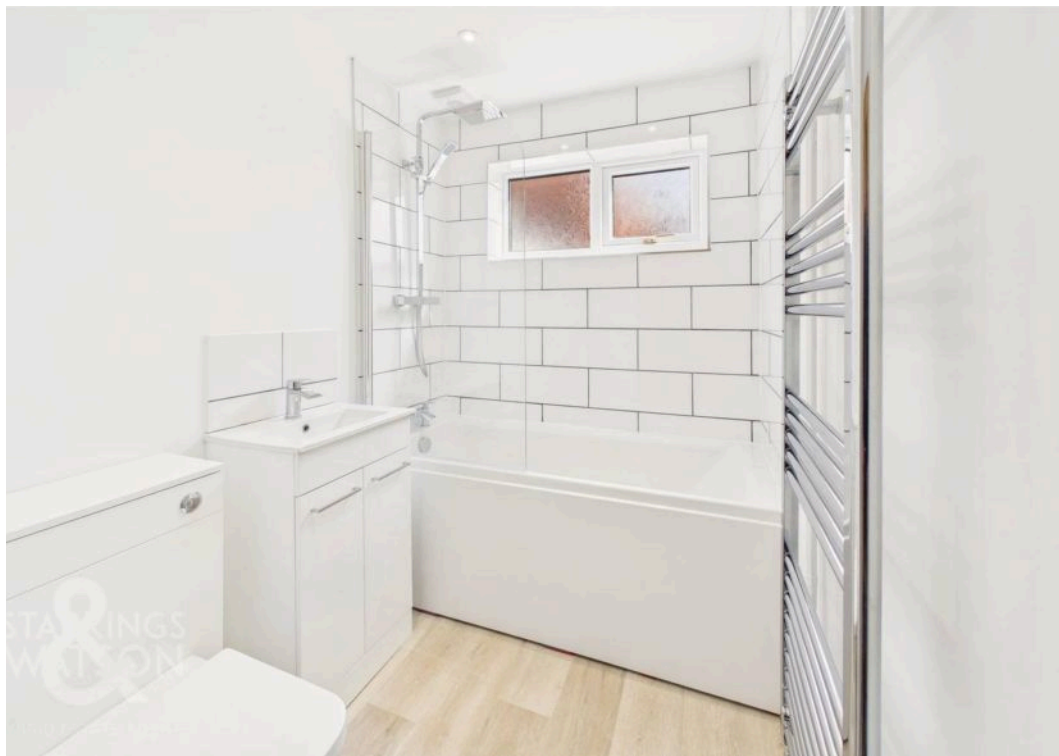
What3Words : ///salary.battle.angry

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

The rear garden is private and mainly laid to lawn with a large paved terrace leading from the conservatory. You will find mature trees and shrubs as well as a timber shed and timber fencing enclosing the garden.





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

835.05 ft<sup>2</sup>

77.58 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





## Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • [bungay@starkingsandwatson.co.uk](mailto:bungay@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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