



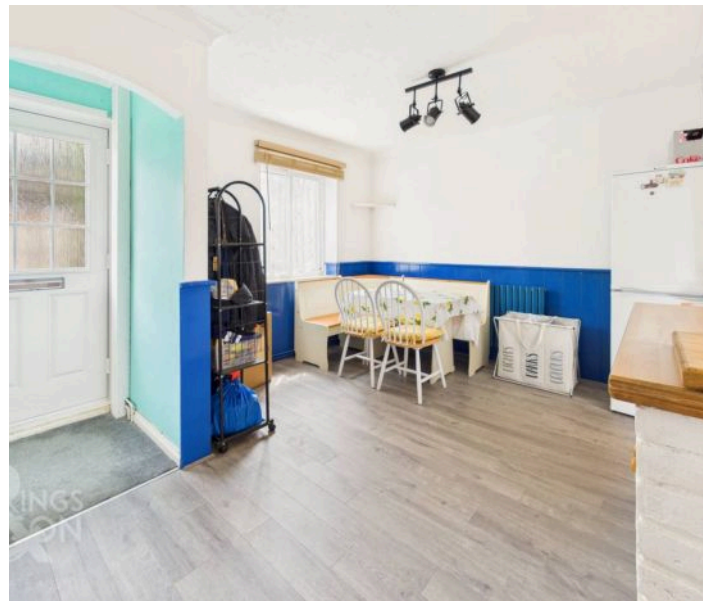
Throckmorton Road, Bungay - NR35 1JN



Throckmorton Road

Bungay

NO CHAIN. Located in a CUL-DE-SAC SETTING, this property OFFERS OPEN PLAN LIVING, comfort and style. SCREENED FROM THE ROAD and approached via a COURTYARD FRONTAGE, as you step inside, you are greeted by an inviting open plan KITCHEN/DINING AREA, complete with a trendy CENTRAL ISLAND – perfect for entertaining guests. The dual aspect SITTING ROOM exudes natural light, creating a warm and welcoming ambience, whilst FRENCH DOORS lead to the GARDEN. Upstairs, you will find THREE SPACIOUS BEDROOMS, all tastefully decorated, along with a re-fitted FAMILY BATHROOM featuring a convenient shower. Outside, you will BE AMAZED BY THE SPACIOUSNESS OF THE REAR GARDEN. Enclosed by mature hedging and timber panel fencing, this expansive lawn is a haven for outdoor activities and relaxation.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Semi-Detached Home
- Cul-De-Sac Location
- Open Plan Kitchen/Dining with Central Island
- Dual Aspect Sitting Room
- Three Bedrooms
- Re-fitted Family Bathroom with Shower
- Large Enclosed Lawned 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

With parking to front, steps lead down to a secluded frontage which offers an array of planting. A courtyard style seating area can be found, with gated access to the rear garden and door to front.



THE GRAND TOUR

Heading inside, a hall entrance offers stairs to the first floor landing with a window to the side and open plan aspect to the kitchen/dining space. With wood effect flooring flowing through the dining area, ample space is provided for a dining table with wood panelling and front facing uPVC double glazed window. The kitchen is open plan with a central island leading to an area of tiled flooring, where the kitchen includes an array of built-in storage units with space for an electric cooker and general white goods including a fridge, washing machine and dishwasher. Tiled splash-backs run around the work surface with a window facing to rear and door facing to side. Heading off the kitchen, double doors can be found providing understairs storage, with an opening taking you to the main sitting room with a feature fireplace and inset gas fire creating a focal point to the room. Dual aspect views can be found through the front facing uPVC double glazed window and rear facing uPVC double glaze French doors, with fitted carpet underfoot.

Heading upstairs, the carpeted landing leads to three bedrooms and the family bathroom. The main bedroom includes dual aspect views to front and rear, with fitted carpet underfoot and an array of built-in wardrobes and storage units. The second bedroom is equally sizeable with a further array of built-in storage, fitted carpet underfoot and front facing uPVC window. The third bedroom enjoys views to the rear with fitted carpet underfoot. Completing the property is a family bathroom, modernized with a white three piece suite including a low level W.C with hand wash basin, and shaped panelled bath with a mixer shower tap, tiled splash-backs and heated towel rail.

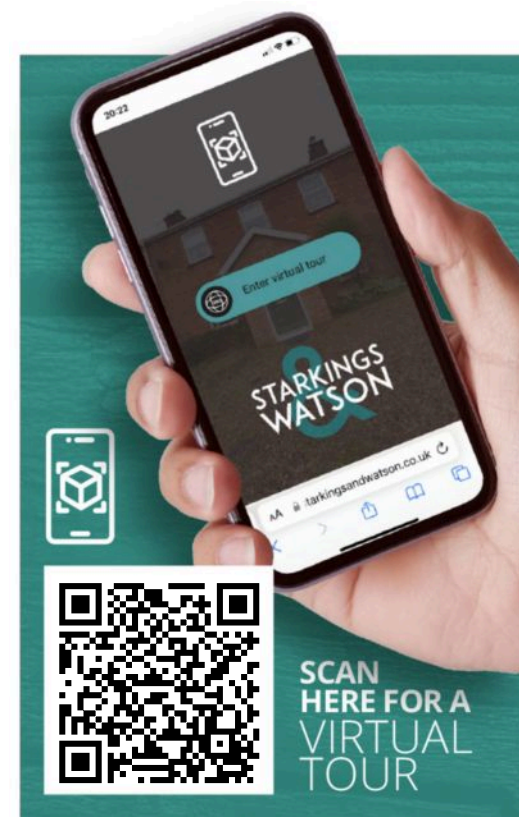
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VIRTUAL TOUR

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



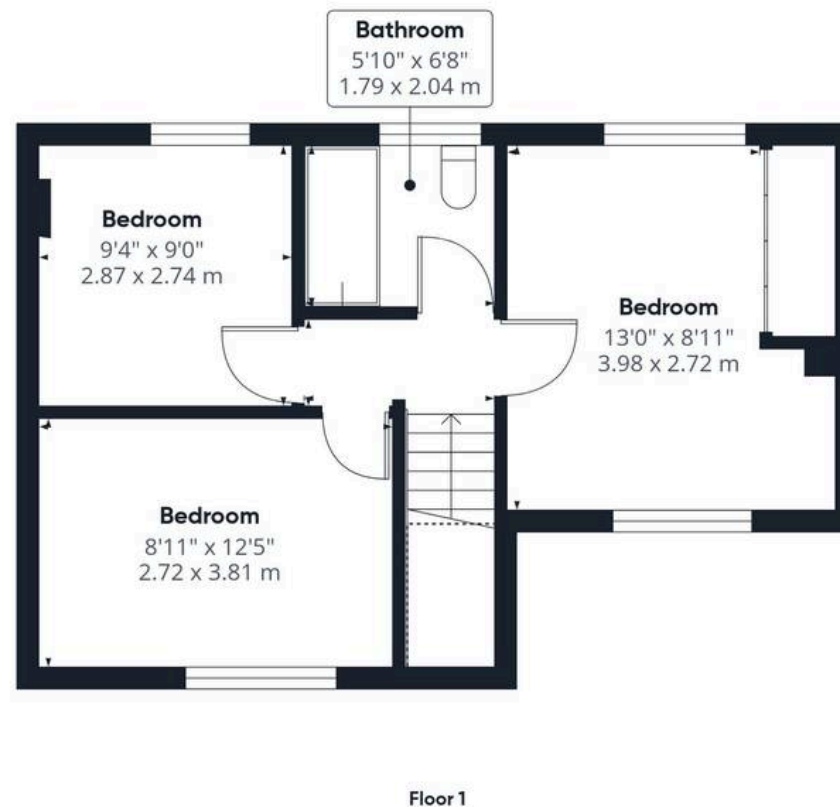
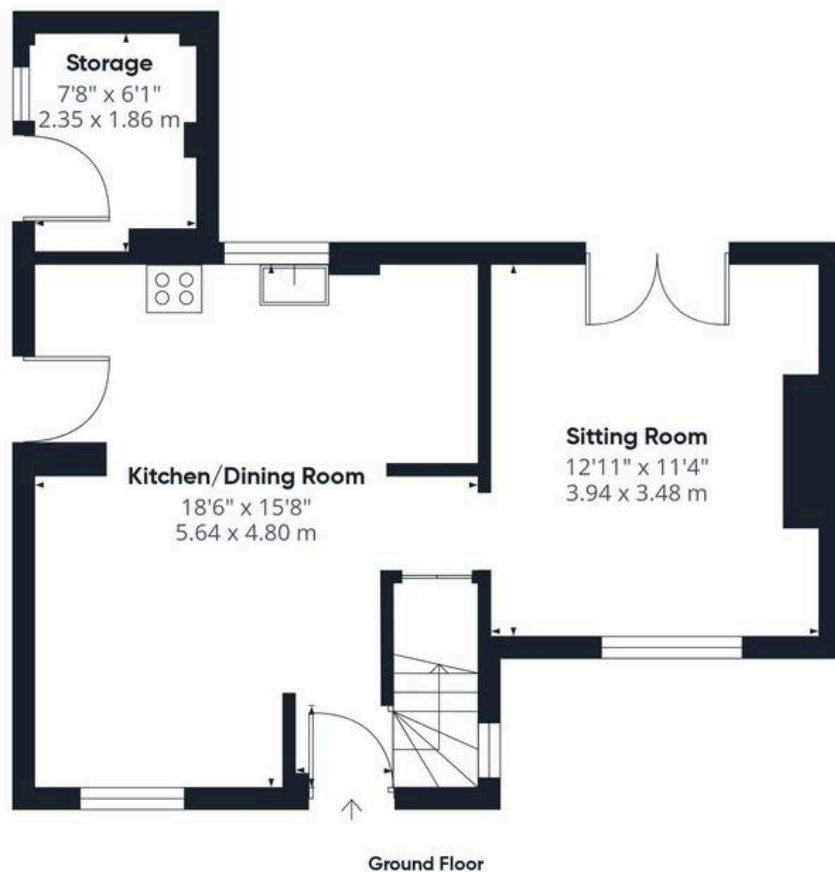




THE GREAT OUTDOORS

The rear garden is enclosed with a range of mature hedging and timber panel fencing, whilst offering a large lawned expanse with steps leading from the sitting room French doors. A raised patio seating area can be found with a useful timber built storage shed. To the far corner various planting, shrubbery and trees can be found, with a useful side access gate leading to the front.





Approximate total area⁽¹⁾

879 ft²

81.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.