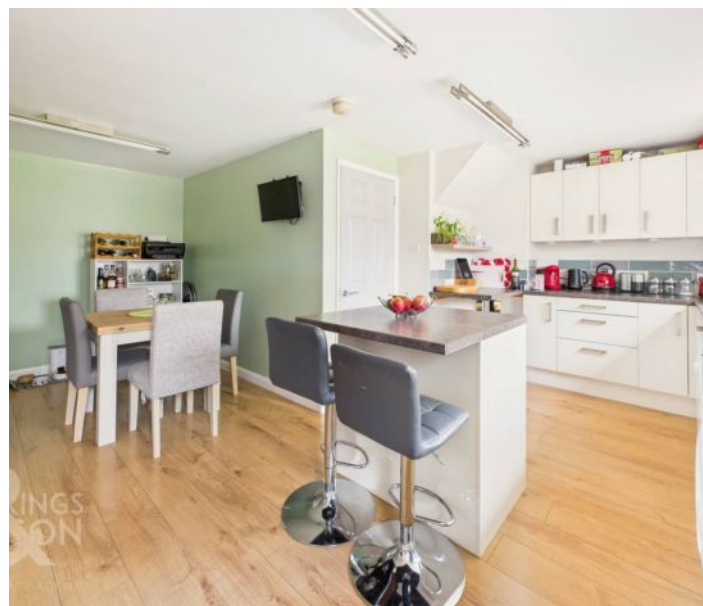




St. Felix Rise, Flixton - NR35 1NY



St. Felix Rise

Flixton, Bungay

Located in the heart of a small sought-after village location, this immaculately presented THREE BEDROOM MID TERRACE house offers a charming blend of comfort and style. As you step inside, you are greeted by a warm and inviting ambience which is ideal for family living that flows effortlessly throughout the well-maintained accommodation. There is almost 900 SQFT internally of living space (stms) with the ground floor boasting a spacious KITCHEN/DINING ROOM, perfect for hosting family gatherings, along with a cosy sitting room featuring a WOODBURNER, ideal for snuggling up on chilly evenings. Upstairs, THREE AMPLE BEDROOMS provide comfortable retreats, while a family bathroom and separate W/C ensures convenience for the whole household. Externally, there is a very generous REAR GARDEN backing onto OPEN FIELDS providing generous space for all the family as well as further front gardens. There is also a rear vehicular access if required which could be used to bring a vehicle to the back and park off road.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Mid Terrace Home
- Popular Village Location
- Well Presented Accommodation
- Kitchen/Diner & Sitting Room With Woodburner
- Three Bedrooms & Family Bathroom
- Impressive Well Kept Rear Gardens
- Backing Onto Open Fields
- Close Proximity For Bungay & Harleston

The property is situated in the small village of Flixton close to the quaint market town of Bungay with a wide range of shops and 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

You will find the house set back from the road accessed via a small trunk road called St.Felix Rise. This gives way to various parking areas un-allocated on a first come first served basis. There is a pathway to the front leading to the front garden accessed via a small gate with mature hedging enclosing. The front gardens are laid to lawn with a pathway bisecting which leads to the covered main entrance door. To the side of the door is a useful store room.



THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming entrance hall with stairs to the first floor landing and access to the both main reception rooms. To the left is the sitting room with a dual aspect to front and rear as well as a fireplace housing a woodburner. Straight ahead from the hallway is the kitchen/dining room, a bright room which has been open planned allowing plenty of space for family living. The kitchen offers plenty of modern storage units with rolled edge worktops over and a central breakfast bar/island. There is an integrated electric oven with hob over as well as extractor fan with free standing space for all other appliances. There is a door to the rear garden, a built in storage cupboard and plenty of space for a dining table.

Heading up to the first floor landing you will find a large built in cupboard, three bedrooms, a w/c and the family bathroom. All the bedrooms are of a generous size with the main bedroom benefitting from built in storage. The w/c and bathroom are separate providing practicality with the bathroom providing a bath with shower over.

FIND US

Postcode : NR35 1NY

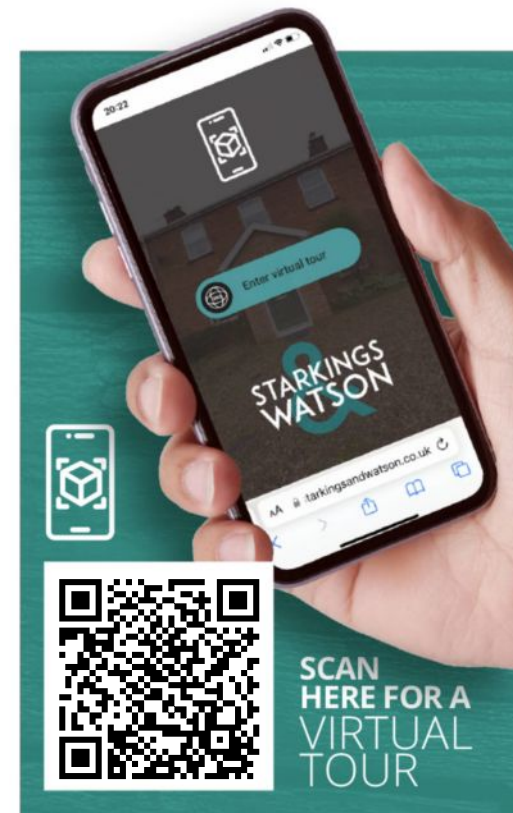
What3Words : ///studs.handed.undertook

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the property is heated via modern electric panel heaters. Mains electricity, water and drainage are connected. There is a garage that the current owner of this property had rented from the Council since they purchased the property. A buyer could approach the Council for the possibility of renting the same garage from the council should a buyer wish. There is also a shared access track to the rear which could be used for parking into the rear garden if required.







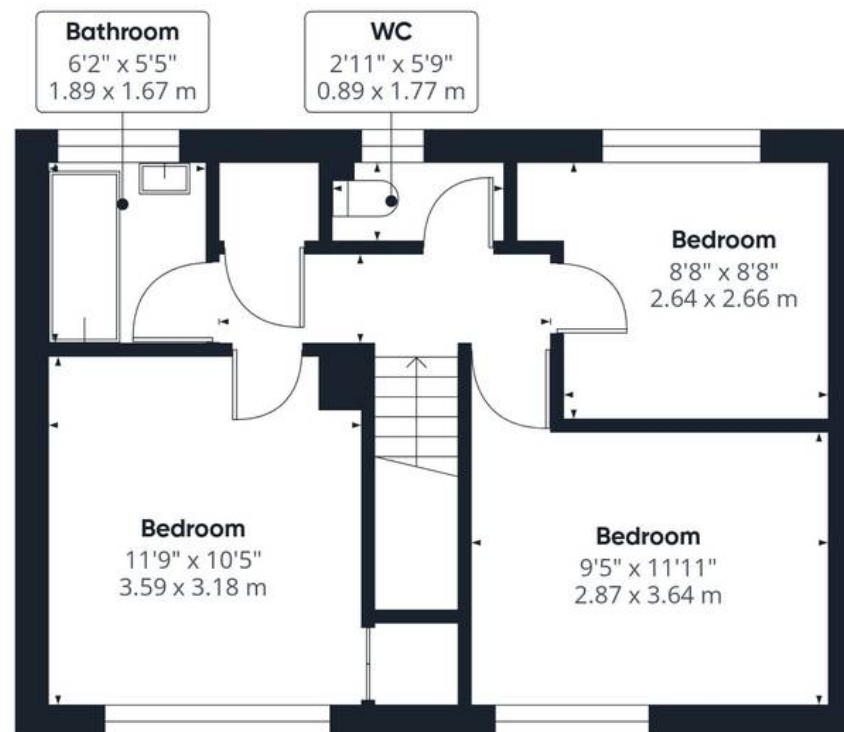
THE GREAT OUTDOORS

The generous rear garden again is mainly laid to lawn with a patio area at the rear of the property ideal for outside dining. There is a gravel path that leads to a further gravelled seating/ play area to the rear and provides access to the sheds. There is also an access via a gate to the track at the back of the property which could be used for a vehicle if required.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

874 ft²

81.2 m²

(1) Excluding balconies and terraces

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 and 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.