



Bedingfield Road, Bungay NR35 1FB

welcome to

Bedingfield Road, Bungay

William H Brown Bungay are delighted to present this New Build which was ONLY completed in September 2023, by well-respected family builders. The property a TWO bedroom END-TERRACED, located on the outskirts of the charming market town of Bungay and been finished to a high specification.



William H Brown Bungay are proud to present this TWO bedroom END OF TERRACE property located on the newly built Cripps development called 'St Johns Park'. Well within its 10 Year NHBC warranty, upgraded to the highest of standards, and being offered with a newly laid to lawn rear garden - this property is ideal for first time buyers and investors. Whilst being a stone's throw away from the Waveney Leisure centre and walking distance to the heart of the Market Town Bungay it is in a great location near local amenities. The property consists of a Lounge, Downstairs WC, Stylish Kitchen/Diner, and inner hallway. Upstairs the property boasts TWO generous bedrooms and a family bathroom. Externally there is a recently fitted rear garden with off road parking to the side for multiple vehicles. Please contact the office for further information on 01986 894608.

Accommodation

Ground Floor

Entrance Hall

Access to the Lounge, Stairs leading to First floor landing.

Lounge

14' 11" x 10' 3" (4.55m x 3.12m)
Plastered ceiling, Coving, Double glazed window to Front aspect, Under stairs storage cupboard, Radiator, Karndean flooring.

Inner Hall

Plastered Ceiling with Coving, Access to Downstairs WC, Kitchen, Karndean flooring.

Downstairs Wc/ Cloakroom

Plastered ceiling, Coving, Toilet, Wash hand basin, Radiator. Karndean flooring.

Kitchen/ Diner

8' 3" x 6' 6" (2.51m x 1.98m)
Plastered ceiling, Coving, Double glazed French doors out to Rear garden, Double glazed window to Rear aspect, Fitted Kitchen units with work surfaces, Sink and drainer unit, Under cupboard lighting, Spotlights, Cooker, Gas hob, Over head Extractor fan, Integrated Fridge/Freezer unit, Room for dining table, Karndean flooring.

First Floor

Landing

Plastered ceiling with Coving, Over head light, Power point socket, Access to, Carpet flooring.

Bedroom 1

13' 5" x 7' 9" (4.09m x 2.36m)
Plastered ceiling with coving, Two double glazed windows to Front aspect, Boiler cupboard, Fitted wardrobe, Radiator, Power points, Carpet flooring.

Bedroom 2

11' 7" x 8' 10" (3.53m x 2.69m)
Plastered ceiling with Coving, Double glazed window to Rear aspect, TV and Power points, Radiator, Carpet flooring.

Bathroom

Plastered ceiling with Coving, Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin, Radiator, Bath with Over head shower, Vinyl flooring.

Outside

Front Aspect

Pathway leading to Front door with side lawn and shrubbery.

Rear Garden

Fully enclosed rear garden, Laid to lawn, South facing, Patio area, Outside Socket and Tap.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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welcome to

Bedingfield Road, Bungay

- ** New Build Completed Only in September 2023 **
- Two Bedroom End-Terraced Property
- Well Presented Throughout
- Off Road Parking
- Includes Many Additional Extras of High Specification
- Enclosed Rear Garden with Patio area and Laid Lawn
- Family Bathroom Upstairs and Downstairs WC
- Located on the Outskirts of Bungay Market Town

Tenure: Freehold EPC Rating: B

offers over

£230,000



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Property Ref:
BGY106320 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Awaiting Photograph



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property



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