



**John Childs Way, Bungay NR35 1SE**



**welcome to**

## **John Childs Way, Bungay**

We are excited to present this THREE bedroom DETACHED family home, situated on a large plot on John Childs Way - just within walking distance of the Market Town's high street. The property features separate Lounge and Diner, Kitchen, Enclosed Rear garden and Garage with off road parking.

### **Accommodation**

**We are delighted to present this fantastic opportunity to purchase this THREE bedroom, DETACHED family home which is situated just on the edge of the Market Town of Bungay - on John Childs Way. Access to local amenities is convenient with the High street being in walking distance. To the front, adjacent to the property there is a garage with off road parking available to the front and Steps leading to the Front door. You enter the property into a hallway which grants access to the convenient downstairs WC, Both reception rooms (Living room having newly laid carpet) and access to stairs leading to the First floor landing. The reception rooms both lead into the Kitchen - ideal for entertaining guests and busy family living. The Kitchen has plenty of cupboard space, integrated Oven and Gas Hob, room for other white goods and houses the newly installed gas boiler. The Lounge has a feature fireplace and French doors opening to the Rear garden. This consists of a patio area, ideal for outdoor furniture which is also accessible from the Kitchen - ideal for alfresco dining in the summer. The Rear garden is private with being enclosed and not overlooked, also having a lawn aspect and home to a range of plants, including a few fruit trees. Upstairs, the property boasts two double bedrooms - the master offers an en suite with shower cubicle. The other two have access to the family bathroom, complete with matching white three piece suite. With so much to offer we recommend viewing!**

#### **Ground Floor**

##### **Entrance Hall**

Front door leads into property, Plastered ceiling, Access into Lounge, Dining Room, Downstairs WC, Access to Stairs leading to First floor landing, Overhead light fitting, Radiator, Power points, Carpet flooring.

##### **Downstairs Wc**

Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin, Electrics box, Over head light fitting, Extractor fan, Brand new vinyl flooring.

##### **Dining Room**

10' 5" x 8' 7" ( 3.17m x 2.62m )  
Plastered ceiling, Double glazed window to Front aspect, Access into Entrance Hall and Kitchen, Overhead light fitting, Radiator, Power points, Carpet flooring.

##### **Living Room**

15' 4" x 11' 3" ( 4.67m x 3.43m )  
Plastered ceiling, French doors to Rear aspect leading out to the Rear garden. Access to Entrance Hall and Kitchen, Feature Gas Fireplace, Two overhead light fittings, Radiator, Power points, Newly laid carpet flooring.

##### **Kitchen**

11' 6" x 8' 9" ( 3.51m x 2.67m )  
Double glazed window to Rear aspect, Double glazed door to Rear leading out to Rear garden, Access to Lounge and Dining room, Partially tiled walls, Navy blue Fitted Wall and Base units with Work surfaces in contrasting Wood Vinyl, Newly





installed Gas Central Heating boiler, Integrated Gas hob, Integrated Electric Oven, Overhead extractor fan, Overhead light fitting, Space for appliances under work surface, Space for freestanding 50/50 fridge freezer, Newly laid vinyl flooring.

### **First Floor**

#### **Landing**

Double glazed window to Side aspect, Airing cupboard, Access to All three Bedrooms and Family Bathroom, Loft access to spacious loft storage space, Radiator, Power point, Carpet flooring.

#### **Bedroom 1**

11' 6" x 9' 7" ( 3.51m x 2.92m )  
Plastered ceiling, Double glazed window to Rear aspect, Double bedroom, Access into En Suite, Overhead light fitting, Power points, Radiator, Carpet flooring.

#### **En Suite**

Plastered ceiling, Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin, Shower cubicle, Extractor fan, Overhead Light fitting, Radiator, Newly laid vinyl flooring.

#### **Bedroom 2**

12' 4" x 8' 7" ( 3.76m x 2.62m )  
Plastered ceiling, Double glazed window to Rear aspect. Overhead Light fitting, Radiator, Power points, Carpet flooring.

#### **Bedroom 3**

7' 6" x 6' 6" ( 2.29m x 1.98m )  
Plastered ceiling, Double glazed window to Front aspect, Overhead Light fitting, Power points, Radiator, Carpet flooring.

#### **Family Bathroom**

Plastered ceiling, Double glazed window to Front aspect, Partially tiled walls, Toilet, Wash hand basin with underneath storage, Bath tub with shower

attachment, Overhead light fitting, Extractor fan, Radiator, New laid vinyl flooring.

### **Outside**

#### **Front Garden**

Side Aspect of the Home to the right is the Garage with Up and Over door, Lighting and Electricity and Side Door into Rear garden, Off road parking in front of the Garage, Side access Gate to Rear Garden, Climbing roses, Laid lawn, Front door leading into Entrance Hall of the Property.

#### **Rear Garden**

Fenced in Enclosed Rear Garden, Side access gate to the Front of the property, Double glazed door with access to Side of Garage- the garage benefits from power and lighting. It also has a wisteria plant which has climbed up and over, Patio area ideal for outdoor seating/alfresco dining with door access into the property via Lounge and Kitchen, Laid lawn, Wooden shed with lighting and power, Mature range of plants with a range of fruit plants such as apple, plum, cherry and pear. Additional outside storage area to the side aspect of the house located next to the Kitchen.



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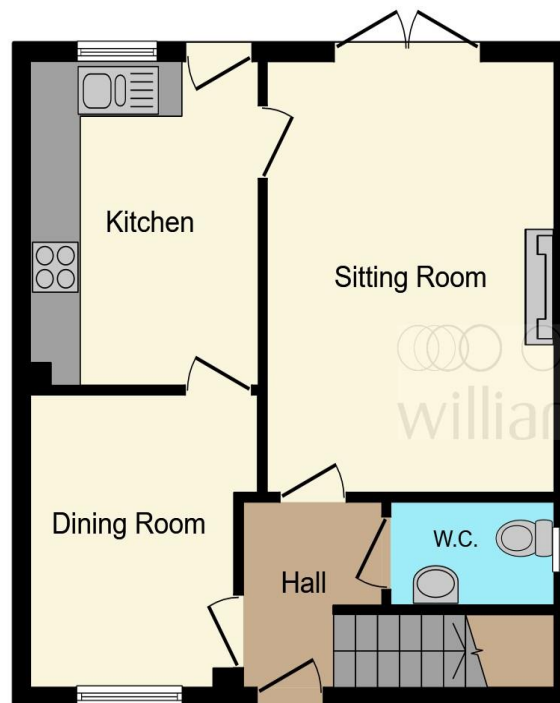
welcome to

## John Childs Way, Bungay

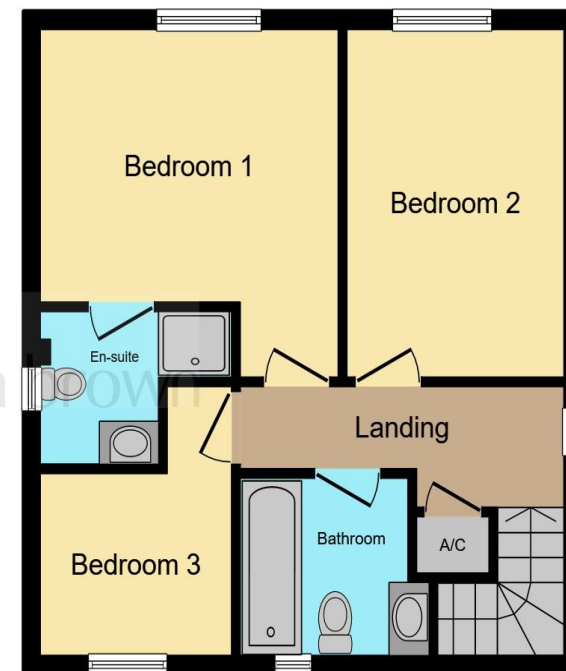
- Three Bedroom Detached Home
- \*\* Offered Chain Free \*\*
- Newly Installed Central Heating Boiler
- Garage and Off Road Parking
- Separate Lounge and Dining Room
- Private Rear Garden with Patio, Laid lawn and Mixture of Fruit Trees
- Short Walk to Bungay High Street
- Downstairs WC, Main Bedroom En Suite and Upstairs Family Bathroom

Tenure: Freehold EPC Rating: C

**guide price £280,000 - £300,000**



Ground Floor



First Floor

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.focalagent.com](http://www.focalagent.com)

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