



**Meadow Road, Bungay NR35 1LE**



**welcome to**

**Meadow Road, Bungay**

William H Brown Bungay are excited to present this FOUR bedroom, well decorated SEMI-DETACHED family home on Meadow Road. The property offers off-road parking to front, spacious reception rooms, downstairs main bedroom with En Suite, Three further bedrooms upstairs with access to a family bathroom.



**William H Brown Bungay are delighted to showcase this beautifully presented FOUR bedroom Semi-Detached family home - situated in the historic Market Town of Bungay. Situated in a quiet location, close to local schools, supermarket, and petrol station - this property is ideal for a growing Family. The property has a spacious lounge, well presented Kitchen with room for a table, Main downstairs Bedroom with En-suite, and on the top floor a further three bedrooms with easy access to the family bathroom which is equipped a bath with overhead shower. Externally is a front driveway with parking for multiple vehicles and is mainly laid to stone. To the rear of the property is an enclosed garden which is tiered, mainly laid to lawn, with a shed and a patio area. Please contact the office for any further information and to arrange a viewing on 01986 894608.**

## Accommodation

### Ground Floor

#### **Entrance Hall**

Plastered ceiling, Overhead light, Radiator, Power points, Stairs leading to First floor, Exposed floorboards.

#### **Lounge/Diner**

25' x 10' 11" ( 7.62m x 3.33m )  
Plastered ceiling, Double glazed windows to Front aspect, Overhead light fitting, Radiator, Power points, Carpet flooring.

#### **Kitchen/ Diner**

12' 10" x 12' 10" ( 3.91m x 3.91m )  
Plastered ceiling, Overhead light fitting, Double glazed window to Side aspect, French doors to Rear Garden, Fitted Wall and Base units with Work surfaces, Sink and drainer unit, Space for cooker, Overhead Extractor fan, Space for washing machine/tumble dryer, Space for Fridge/Freezer unit, Room for a Kitchen table, Power points, Exposed wooden floorboards.

#### **Bedroom 1**

13' 11" Max x 10' 11" Max ( 4.24m Max x 3.33m Max )  
Plastered ceiling, Overhead light, Double glazed windows to Side aspects, Access to En Suite, Radiator, Power points, Exposed wooden floorboards.

#### **En Suite**

Plastered Ceiling, Double glazed window to Side aspect, Overhead light fitting, Toilet and Wash hand basin in cupboard, Splashbacks, L Shaped bath with Shower screen and overhead shower, Laminate wood effect flooring.

## First Floor

#### **Bedroom 2**

12' 4" x 7' 4" ( 3.76m x 2.24m )  
Coved ceiling, Double glazed window to Front aspect, Radiator, Power points, Exposed wooden floorboards.

#### **Bedroom 3**

10' 10" x 10' 10" ( 3.30m x 3.30m )  
Textured coved ceiling, Overhead light fitting, Double glazed window to Front aspect, Storage cupboard, Radiator, Power points, Exposed floorboards.

#### **Bedroom 4**

10' 6" x 7' 4" ( 3.20m x 2.24m )  
Textured coved ceiling, Double glazed window to Rear aspect, Overhead light fitting, Radiator, Power points, Storage cupboard, Exposed floorboards.

#### **Bathroom**

Plastered ceiling, Double glazed window to Rear aspect, Overhead light fitting, Toilet, Wash hand basin, Bath with overhead shower, Radiator, Laminate wood effect flooring.

## Outside

#### **Front Garden**

Stoned driveway providing off road parking for multiple vehicles.

#### **Rear Garden**

Tiered Enclosed Rear Garden, Patio area, Mainly laid to lawn, Shed, Gate.



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welcome to

## Meadow Road, Bungay

- Four Bedroom Semi-Detached Family Home
- Master Bedroom with En Suite
- Popular Location
- Off Road Parking for Multiple Vehicles
- Well Presented Throughout
- Tiered Enclosed Rear Garden with Patio and Laid Lawn
- Spacious Reception Rooms
- Family Bathroom with Bath and Overhead Shower

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BGY106371 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



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