



Kerrison Road, Bungay NR35 1RZ



**william
h brown**

welcome to

Kerrison Road, Bungay

William H Brown are delighted to present this THREE bedroom DETACHED BUNGALOW, on Kerrison Road - just within walking distance to the heart of the Market Town of Bungay. The property is offered with No Onward Chain and offers the opportunity to make your own.



Accommodation

Ground Floor – Bungalow

Entrance Hall

Double glazed Front door into the property, Access to all rooms; Bedrooms, Lounge/Diner, Kitchen, Bathroom and Separate WC, Carpet flooring.

Lounge/Diner

20' 11" x 11' 10" (6.38m x 3.61m)
Artex and Coved Ceiling, Double glazed window to Side aspect, Overhead light fitting, Wall light fittings, Radiator, Power points, Carpet flooring.

Kitchen

8' 5" x 10' (2.57m x 3.05m)
Artex ceiling, Overhead light fitting, Wall and Base units with Work Surfaces, Sink and Drainer unit, Radiator, Power points, Gas Hob, Eye Level Oven, Extractor Fan, Space for Washing machine, Laminate flooring.

Breakfast Room

9' 10" x 3' 8" (3.00m x 1.12m)
Triple aspect Double glazed windows, Overhead light fitting, Space for Fridge and Freezer units, Power points, Tiled flooring.

Bedroom 1

12' x 8' 10" (3.66m x 2.69m)
Artex and Coved Ceiling, Double glazed windows to Side aspect, Fitted Wardrobes, Radiator, Power points, Carpet flooring.

Bedroom 2

11' 6" x 8' 9" (3.51m x 2.67m)
Artex and Coved ceiling, Overhead light and wall light fittings, Door Leading to Garden Room, Radiator, Power points, Carpet flooring.

Garden Room

8' 2" x 6' 10" (2.49m x 2.08m)
Access from Bedroom 2, Triple aspect Double glazed windows, French doors leading out to Rear Garden, Scenic views, Carpet flooring.

Bedroom 3

9' x 7' 5" (2.74m x 2.26m)
Artex ceiling, Double glazed windows to Front aspect, Overhead light fitting and wall lights, Radiator, Power points, Carpet flooring.

Bathroom

Artex Ceiling, Double glazed window to Rear aspect, Overhead light fitting, Toilet, Wash hand basin, Bath, Tiled flooring.

Outside

Front Garden

Paved driveway suitable for several vehicles which leads to Front door, Single Garage, Shrubbery.

Rear Garden

Steps from Garden Room, Laid to Lawn, Bush and Shrubs enclosing to create privacy.

Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

William H Brown are excited to present this THREE bedroom, DETACHED BUNGALOW, conveniently situated within walking distance from the heart of Bungay, The property features a spacious driveway to the front of the property, suitable for multiple vehicles which leads on to a Brick build garage, and Side door access into the home. Upon entering you are greeted by the central corridor, providing access to the majority of rooms. A particular feature with this property is the additional space in the form of a Spacious Lounge/Diner, Breakfast room adjoined to the Kitchen and a Garden Room. This means the property can be utilised to suit the individuals personal needs and offers a social environment when hosting and entertaining. To the rear of the property, accessible via steps down via the Garden Room you have access to the Rear Garden which has been laid to lawn and enclosed via bordering shrubbery. This creates a peaceful space to enjoy for alfresco dining or sit out enjoying nature. With plenty of attractive features and the chance to make your own, we would recommend early viewing to avoid disappointment! Call us on 01986 894608.



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welcome to

Kerrison Road, Bungay

- Three Bedroom Detached Bungalow
- ** Offered Chain Free **
- Driveway for Multiple Vehicles
- Brick Built Garage
- Spacious Lounge/Diner
- Desirable Location Close to Local Amenities
- Social Kitchen/Breakfast Room Layout
- Rear Garden with Laid Lawn

Tenure: Freehold EPC Rating: D



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

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BGY106284 - 0002

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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