



**27 Pilgrims Way, Bungay NR35 1HL**





**welcome to**

**27 Pilgrims Way, Bungay**

William H Brown Bungay are thrilled to present this THREE bedroom SEMI-DETACHED property on Pilgrims Way, with NO ONWARD CHAIN. The property boasts an front aspect driveway which leads to a garage, Spacious Lounge which leads to conservatory and an enclosed Rear Garden.



**William H Brown are delighted to present this fantastic opportunity to purchase this THREE bedroom SEMI-DETACHED home, located just on the outskirts of Bungay Market Town Centre. The property is therefore situated conveniently close to a range of local amenities and within easy reach of local schools.**

**The property itself benefits from a front driveway which leads to garage storage space, with part of the garage being converted and incorporated into the living space of the house. You enter into a welcoming entrance hall which leads through to the reception rooms or provides access of stairs to the First floor landing. The Kitchen is to the left as you enter an has both good cupboard space and room for appliances. Opposite is a Utility/Downstairs WC, which has handy coat storage also. The lounge has a fireplace and access via patio doors through to the Conservatory - allowing in an abundance of natural light to this space. The Conservatory has French doors which lead out to the enclosed Rear garden which has a patio area as you step out - ideal for alfresco dining in the summer months. The rest of the garden is mostly laid to lawn and well maintained, with a shingle side area and two wooden sheds. Upstairs, boasts three good sized bedrooms with two of these being double sized and all have granted access to the upstairs bathroom which is suited to modern busy day living with a bath with overhead shower also. With plenty to offer and No Chain, early viewings are advised!**

## Accommodation

### Ground Floor

#### **Entrance Hall**

Double glazed Front door leading into the property, Access to Kitchen, Lounge, Utility Room/Downstairs WC, Access to First floor landing via stairs, Radiator, Laminate wood effect flooring.

#### **Utility/ Downstairs Wc**

Plastered ceiling, Overhead light fitting, Partially tiled walls, Toilet, Wash hand basin, Coat rack. Radiator, Power points, Tiled flooring.

#### **Kitchen**

6' 6" x 8' 9" ( 1.98m x 2.67m )  
Double glazed window to Front aspect, Overhead light fitting, Fitted Wall and Base Kitchen units with work surfaces, Sink and drainer unit, Space for electric cooker, Overhead extractor fan, Space for 50/50 Fridge freezer unit, Plumbing for washing machine, Radiator, Power points, Laminate wood effect flooring.

#### **Lounge**

18' 6" x 10' 1" ( 5.64m x 3.07m )  
Double glazed window to Rear aspect, Double glazed patio doors leading through to Conservatory, Fireplace with side shelving level to wall, Two Overhead light fittings, Power points, Radiator, Carpet flooring.

#### **Conservatory**

10' 2" x 8' 7" ( 3.10m x 2.62m )  
Triple double glazed surround aspect windows and Double glazed French doors leading out to Rear garden patio, Wall lighting, Power points, Carpet flooring.

## First Floor

### **Landing**

Access to all three bedrooms and family bathroom.

#### **Bedroom 1**

12' 7" x 8' 4" ( 3.84m x 2.54m )  
Double glazed window to Rear aspect, Double Bedroom, Overhead light fitting, Power points, Radiator, Carpet flooring.

#### **Bedroom 2**

10' 4" x 9' 11" ( 3.15m x 3.02m )  
Double glazed window to Rear aspect, Double bedroom, Overhead light fitting, Radiator, Carpet flooring.

#### **Bedroom 3**

8' 3" x 9' 3" ( 2.51m x 2.82m )  
Double glazed window to Front aspect, Overhead light fitting, Radiator, Power points, Carpet flooring.

### **Bathroom**

Double glazed window to Front aspect, Overhead light fitting, Fully tiled walls, Toilet, Wash hand basin, Bath with Shower screen and overhead shower unit, Extractor fan, Radiator, Laminate wood effect flooring.

### Outside

#### **Front Garden**

Driveway providing off road parking for a vehicle and leads to garage door which has been converted and provides storage only, providing ample storage with half space having been converted to Utility/Downstairs WC.

#### **Rear Garden**

Enclosed Rear garden via fenced surround, Mostly laid to lawn and well maintained, Patio area next to Conservatory, Shingle area along side aspect, Two wooden sheds.



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## 27 Pilgrims Way, Bungay

- Three Bedroom Semi-Detached Home Offered Chain Free
- Driveway to Front of the Property leading to Garage Storage
- Enclosed Rear Garden with Patio Area and Laid Lawn
- Handy Utility/ Downstairs WC
- Conservatory with doors leading to Rear Garden
- Spacious Lounge with Fireplace
- Desirable Bungay Location close to Local Amenities
- Ideal for a Range of Buyers or as an Investment Opportunity

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£250,000**



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



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Property Ref:  
BGY106411 - 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.

  
william h brown



**01986 894608**



Bungay@williamhbrown.co.uk



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



**williamhbrown.co.uk**