



Ecclestone Rise, Bungay NR35 1FE



welcome to

Ecclestone Rise, Bungay

A stunning semi-detached home located on the sought after St John's Park new build development in Bungay, This modern property offers ample living space, with off road parking, spacious rear garden, providing a stylish and comfortable living space.



**** Guide Price £250,000 - £255,000 ****
William H Brown invite you to visit this stunning 2-bed property, Nestled in the highly desirable St Johns Park development by Cripps Developments, offering modern living in the historic town of Bungay. Perfectly suited for first time buyers, this turnkey property features a spacious living room with ample light coming from the patio doors leading out to a private rear garden - ideal for relaxing or entertaining.

The home boasts two generously sized bedrooms, with the main bedroom benefiting from bespoke fitted wardrobes, offering both style and storage space. The second room is equally versatile, providing space for a growing family, home office or guest room.

Further highlights include off-road parking, ensuring convenience for homeowners. No expense has been spared in creating a high quality, contemporary home that offers both comfort and style, set within a sought after location. With its proximity to local amenities and the charm of Bungay's historic town centre, this property is a must see for those looking for a modern, low maintenance home.

Entrance Hall

Modular laminate flooring, Upvc front door, Radiator, Ceiling light, Understairs cupboard

W/C

Modular laminate flooring, Sink, Toilet, Ceiling light, Window to side aspect

Lounge

13' 5" x 11' 2" (4.09m x 3.40m)
Carpet flooring, Radiator, Patio doors leading to rear garden, Ceiling light

Kitchen

10' 5" x 6' 9" (3.17m x 2.06m)
Modular laminate flooring, Window to front aspect, Space for washing machine and dishwasher, integrated fridge freezer, Oven and gas hob, Wall and base units all soft close, 1 half sink drainer, Spot lights, Radiator

Landing

Carpet flooring on stairs and landing, Ceiling light, Loft hatch

Bedroom 1

13' 5" x 9' 8" (4.09m x 2.95m)
Carpet flooring, Radiator, Window to rear aspect, Bespoke wardrobes

Bedroom 2

13' 5" x 8' 9" (4.09m x 2.67m)
Carpet flooring, Windows to front aspect, Ceiling light, Radiator, Airing cupboard

Bathroom

Modular laminate flooring, Bath with overhead shower, Toilet, Sink, Window to side aspect, Spot lights

Outside

Off-road parking, Patio space to rear with steps leading down to turfed area

Local Amenities

Close to local gym/swimming pool, local schools, shops and centre of town



view this property online williamhbrown.co.uk/Property/BGY106552



welcome to

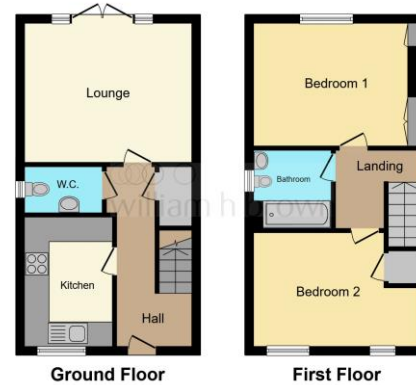
Ecclestone Rise, Bungay

- ** Guide Price £250,000 - £255,000 **
- PERFECT FIRST TIME PURCHASE
- FINISHED TO A HIGH STANDARD THROUGHOUT
- UNDER NHBC WARRANTY
- OFF ROAD PARKING
- WELL-MAINTAINED GARDEN - FULLY ENCLOSED FOR PRIVACY
- CLOSE TO LOCAL AMENITIES, STONES THROW FROM GYM/SWIMMING POOL

Tenure: Freehold EPC Rating: B

guide price

£250,000 - £255,000



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.localagent.com



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BGY106552](https://www.williamhbrown.co.uk/Property/BGY106552)



Property Ref:
BGY106552 - 0003

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.



william h brown



01986 894608



Bungay@williamhbrown.co.uk



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



williamhbrown.co.uk