



**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 £240,000 - £250,000\*\***

**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



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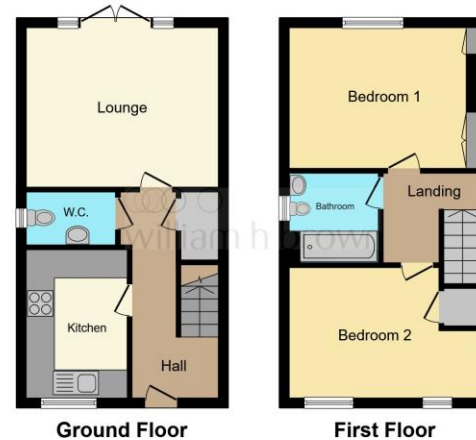
## Ecclestone Rise, Bungay

- \*\* Guide Price £240,000 - £250,000\*\*
- 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

**£240,000 - £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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BGY106552 - 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.



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