



**Howard Road, Bungay NR35 1JW**



**welcome to**

## **Howard Road, Bungay**

This charming 3-bedroom semi-detached house in the desirable market town of Bungay offers a wonderful blend of modern living and comfortable space. Perfect for families, first-time buyers, or those seeking a peaceful retreat with great access to local amenities and scenic surroundings.



### Internal Description

This delightful 3-bedroom semi-detached property is nestled in the heart of Bungay, offering a perfect opportunity to own a spacious and well-maintained home in a fantastic location. Situated in a quiet residential area, this property provides the perfect blend of convenience and comfort.

Upon entering the home, you are welcomed by a bright and airy hallway leading to a generously sized living room. This cozy space is bathed in natural light thanks to patio doors that open up to the expansive rear garden, creating a seamless indoor-outdoor flow-ideal for those who love to entertain or relax in a private outdoor space. The living room offers ample space for family gatherings or quiet evenings in.

To the rear of the property, you'll find the open-plan kitchen and dining room, the heart of the home. This spacious area is perfect for family meals and entertaining guests, featuring plenty of worktop space and storage. The kitchen is equipped with modern appliances, while the dining area provides room for a large family table, making it the perfect spot for shared meals and special occasions.

Upstairs, the property boasts three good-sized bedrooms, each offering plenty of space for furniture and storage. The family bathroom is well-appointed with a modern suite, providing a tranquil space for relaxing and unwinding.

### External Description

Outside, the rear garden is a real highlight. With a generous size, it provides ample space for children to play, outdoor dining, or even gardening enthusiasts. The well-maintained garden is a blank canvas for anyone looking to add their own touch and create the perfect outdoor retreat.

The property also benefits from off-road parking with a private driveway, offering convenience and peace of mind.

### Location

Bungay is a charming market town located on the River Waveney, offering a fantastic range of local amenities including shops, cafes, schools, and parks. The town boasts excellent transport links to nearby towns and cities, including Norwich and Lowestoft, making it an ideal location for commuters or those looking to explore the picturesque Suffolk countryside.

This property is perfectly positioned for easy access to the local shops and services, as well as being close to the stunning natural landscapes and outdoor activities the area has to offer.

With its spacious living areas, private garden, and convenient location, this 3-bedroom semi-detached house is a fantastic opportunity for anyone looking for a comfortable home in Bungay.

To arrange a viewing, please contact the team at William H Brown Bungay.

### Entrance Hall

Vinyl flooring, radiator, understair cupboard.

### Lounge

13' 1" x 11' 5" ( 3.99m x 3.48m )  
Carpet, ceiling light, radiator, window to front aspect, patio doors to rear garden.

### Dining Room

10' 9" x 8' 8" ( 3.28m x 2.64m )  
Vinyl flooring, window to front aspect, radiator, ceiling light, open archway to kitchen.

### Kitchen

13' 4" x 6' 9" ( 4.06m x 2.06m )  
Wall and base units, ceiling lights, window to rear, sink with drainer, space for oven, fridge, washing

machine. Tiled splash back, vinyl flooring.

### Landing

Carpet, window to side aspect on staircase, ceiling light.

### Bedroom 1

13' x 11' 5" ( 3.96m x 3.48m )  
Carpet, window to front and rear aspect, radiator, ceiling light.

### Bedroom 2

12' 4" x 8' 8" ( 3.76m x 2.64m )  
Carpet, ceiling light, window to front aspect.

### Bedroom 3

9' 3" x 8' 8" ( 2.82m x 2.64m )  
Carpet, ceiling light, radiator, window to rear.

### Garden

Patio area, shed, and lawned area.

### Agents Note

Heating to the property is served by Oil supply. Please contact the branch for more details.



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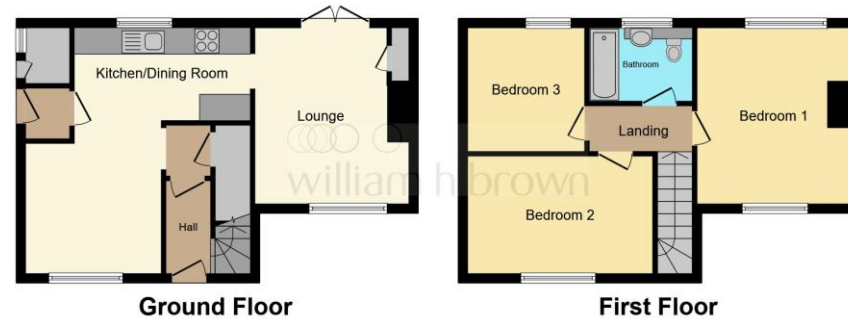
## Howard Road, Bungay

- \*\* Guide Price £210,000 - £230,000 \*\*
- 3 well-proportioned bedrooms
- Off-road parking with private driveway
- Separate living room with patio doors to rear garden
- Spacious rear garden
- Open-plan kitchen/dining room
- CHAIN FREE

Tenure: Freehold EPC Rating: D

guide price

**£210,000 - £230,000**



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:  
BGY106628 - 0003

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