

## Hillside Road West, Bungay NR35 1RG



## welcome to

## Hillside Road West, Bungay

Tucked away in the charming market town of Bungay, we have a four-bedroom semi-detached home offering space, comfort and practicality in abundance. With a large kitchen diner, flexible living areas and a good sized rear garden, the property has huge potential for someone to make their own.













#### **Accommodation**

#### **Ground Floor**

#### **Entrance Hall**

Double glazed Front door to Front aspect, Double glazed window to Side aspect, Ceiling lights, Radiator.

#### Lounge

14' 3"  $\dot{x}$  11' 4" ( 4.34m x 3.45m ) Double glazed window to Front aspect, Patio doors leading through to Conservatory, Ceiling light, Carpet flooring.

#### Kitchen/Diner

19' 9" x 8' 10" (6.02m x 2.69m) Double glazed window to Front and Side aspects, Ceiling Light, Fitted Kitchen Wall and Base units with Work Surfaces, Sink and drainer unit, Radiator, Tiled flooring.

#### **Utility Room**

5' 10" x 5' 10" ( 1.78m x 1.78m ) Double glazed window to Side aspect, Door to Side aspect, Ceiling light, Wall and Base units with Work Surfaces, Radiator, Tiled flooring.

#### Bathroom

Double glazed window to Rear aspect, Ceiling light, WC, Wash hand basin, Bath tub with overhead shower unit, Tiled flooring.

#### Conservatory

13' x 5' 8" ( 3.96m x 1.73m ) Double glazed windows surround, Patio doors leading to Rear Garden, Radiator, Carpet flooring.

#### First Floor

**Landing** Exposed floorboards.

#### Bedroom 1

14' 5" Max x 11' 4" Max ( 4.39m Max x 3.45m Max ) Double glazed window to Front aspect, Ceiling light, Radiator, Exposed Floorboards.

#### Bedroom 2

12' 4" x 9' 4" ( 3.76m x 2.84m ) Double glazed window to Front aspect, Ceiling light, Radiator, Exposed floorboards.

#### Bedroom 3

10' 2" x 8' 9" ( 3.10m x 2.67m ) Double glazed window to Rear aspect, Ceiling light, Radiator, Exposed Floorboards.

#### Bedroom 4

10' 5" x 6' 8" (3.17m x 2.03m) Double glazed window to Rear aspect, Ceiling Light, Radiator, Exposed floorboards.

#### <u>Outside</u>

**Front Garden** Offroad-parking, Laid lawn, Flowerbeds.

#### **Rear Garden**

Mainly laid to lawn, Patio area and flowerbeds. Shed, Two Outbuildings and a Greenhouse.





#### Location

Situated in a quiet residential area of Bungay, this property enjoys all the benefits of a thriving market town steeped in history and surrounded by beautiful Suffolk countryside. With a range of local shops, cafes, schools, and amenities nearby, it also offers easy access to Beccles, Norwich and the stunning Suffolk coast. Ideal for families and commuters alike.

#### Description

As you step into this generously proportioned semidetached house, you're greeted by a welcoming hallway leading to a spacious and bright lounge. Patio doors open directly into a conservatory, creating a seamless flow into the private rear gardenideal for relaxing or entertaining in warmer months.

The heart of the home is the large kitchen diner, perfect for family meals. A separate utility room keeps laundry and storage tucked neatly away, while a family bathroom completes the ground floor.

Upstairs, you'll find four good sized bedrooms, each offering ample space for beds, storage, and personal touches.

Externally, the property boasts off-road parking, a substantial rear garden mainly laid to lawn with a patio area and charming flower beds. Two outbuildings and a large shed provide exceptional storage or potential for hobbies, workshops, or conversion (subject to planning).

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## Hillside Road West, Bungay

- Four good sized bedrooms
- Lounge with access to conservatory and garden
- Large kitchen diner plus separate utility room
- Downstairs family bathroom
- Offroad parking
- Two outbuildings and a large shed offering excellent storage
- This property combines traditional charm with versatile living space, making it a rare find in a sought-after location. Early viewing is highly recommended.

Tenure: Freehold EPC Rating: Awaited Council Tax Band: B

# £230,000





## view this property online williamhbrown.co.uk/Property/BGY106729



Property Ref:

BGY106729 - 0003

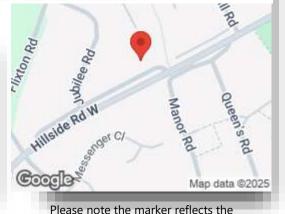
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postcode not the actual property

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