



**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**

#### **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 semi-detached 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 garden-ideal 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).

#### **Entrance Hall**

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

#### **Lounge**

14' 3" 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.

### **Outside**

#### **Front Garden**

Offroad-parking, Laid lawn, Flowerbeds.

#### **Rear Garden**

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



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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**



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



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