



Southend Road, Bungay NR35 1DN

welcome to

Southend Road, Bungay

** Guide Price £500,000 - £525,000 **



The Walk Through:

EXTERIOR & APPROACH

Approached from Southend Road, the property is accessed via a block-paved driveway offering parking for several cars. A winding path from an iron gate leads through the front garden, with a mix of lawn, flowering borders, and mature fruit trees, to the front door. A side gate offers secure access to the rear garden.

INSIDE THE HOME

Step through the front porch into a welcoming hallway. The generously proportioned sitting room at the front features a two large windows and a fireplace, creating a bright and inviting atmosphere.

Designed to impress, the bespoke kitchen features granite worktops, a peninsula breakfast bar, integrated freezer, and a range-style cooker with an induction hob and extractor. There is ample space for freestanding appliances and family dining, with double doors opening to the garden and a further door to the conservatory, which provides tranquil garden views and additional utility storage.

Off the main hallway lie all four bedrooms and three bathrooms. The principal bedroom includes an en-suite cloakroom, while bedroom two benefits from an accessible shower en-suite. The main bathroom has been luxuriously remodeled and now features a deep bath, separate walk-in shower, stylish tiling, and high-end fixtures.

THE GARDEN RETREAT

Enjoy long afternoons and evenings in the sun-soaked, south-facing rear garden. A newly laid porcelain tiled patio provides the perfect space for dining and entertaining, leading onto a lawned area enhanced by a trellised planting feature. The garden is rich with mature trees and shrubs, including apples and pears, and is fully enclosed by hedging and timber fencing.

The insulated timber outbuilding, fitted with double glazed window and Upvc door approximately 12ft x

15ft, electricity, and lighting-perfect as a garden office, studio or games room.

Accommodation

Ground Floor - Bungalow

Entrance Porch

uPVC Door to from outside to porch, uPVC Door through to Entrance hall, Ceiling light, Tiled flooring.

Entrance Hall

Two ceiling lights, Loft hatch with ladder, Two radiators, Laminate wood effect flooring.

Lounge

24' 9" x 11' Max (7.54m x 3.35m Max)

Two double windows to Front, Two ceiling lights, Inset fireplace with hanging mantle over, Two radiators, Carpet flooring. Part glazed doors to hallway and to kitchen/diner.

Dining Area

13' 6" x 11' 5" (4.11m x 3.48m)

Double glazed window to rear aspect, Two ceiling lights, Fitted wall and base units with work surfaces, Radiator, Laminate wood effect flooring, Glazed double doors to conservatory.

Kitchen

16' x 8' 11" (4.88m x 2.72m)

Two Skylights, Patio doors to Rear aspect, Ceiling light, Fitted Kitchen wall and base units with work Surfaces, Island with butler sink complete with Perrin & Rowe mixer tap, Space for range cooker, Space for Dishwasher, Space for Fridge/Freezer unit, Intergrated freezer, Space for freestanding fridge, Laminate wood effect flooring.

Conservatory

13' 11" x 9' (4.24m x 2.74m)

Patio doors to Rear aspect, Stable door to Side aspect, Base units with Work surfaces, Space and plumbing for Washing machine and dryer, Laminate wood effect flooring.

Bedroom 1

11' 3" x 10' 4" (3.43m x 3.15m)

Double glazed window to Front aspect, Ceiling light, Door to Ensuite, Radiator, Laminate wood effect flooring.

Ensuite

Ceiling light, WC, Wash hand basin, Radiator, Laminate wood effect flooring.

Bedroom 2

11' 4" x 10' 4" (3.45m x 3.15m)

Double glazed window to Front aspect, Door to Ensuite, Ceiling light, Radiator, Laminate wood effect flooring.

Ensuite

Ceiling light, WC, Wash hand basin, Wet room style shower, Vinyl flooring, Wide doorway.

Bedroom 3

11' 2" x 8' 6" (3.40m x 2.59m)

Double glazed window to Rear aspect, Ceiling light, Laminate wood effect flooring.

Bedroom 4

8' 10" x 8' 7" (2.69m x 2.62m)

Double glazed window to Rear aspect, Ceiling light, Radiator, Ceramic tiled flooring.

Bathroom

Two double glazed windows to Rear aspect, Partially tiled walls, WC, Wash hand basin, Towel rail & radiator, Bath tub, Double length walk in shower, Tiled flooring.

Outside

Front Garden

Driveway, Mature planted area, Laid lawn.

Rear Garden

Large patio area, Mature, established gardens, Studio.

Outbuilding/Studio

14' 11" x 12' 5" (4.55m x 3.78m)



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- ** Guide Price £500,000 - £525,000 **
- Over 1,400 sq ft of versatile accommodation (STMS)
- Quiet town centre location
- Four bedrooms and three bathrooms (two en-suites)
- Stunning open-plan kitchen/dining/family room with vaulted ceiling
- Large sitting room and extended conservatory
- Private south-facing garden with patio and lawn
- Driveway parking for multiple vehicles

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

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Please note the marker reflects the postcode not the actual property

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Property Ref:
BGY105227 - 0004

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