

Orchids Close, Bungay NR35 1LL



welcome to

Orchids Close, Bungay

- Modern detached family home in a quiet cul-de-sac
- Four generous bedrooms
- Private south-facing rear garden
- Driveway and garage parking
- Sought-after location close to Bungay town centre

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£325,000

A superb opportunity to secure a stylish and versatile family home in one of Bungay's most popular residential settings. Early viewing is highly recommended. Please call today on 01986894608!



Entrance Porch Entrance Hall Ground Floor Cloakroom/Wc

Lounge

22' 1" Max x 14' 2" (6.73m Max x 4.32m)

Kitchen

17' 7" x 8' 9" (5.36m x 2.67m)

Conservatory

11' 7" x 7' 8" (3.53m x 2.34m)

First Floor

Bedroom 1

11' 5" x 10' 9" (3.48m x 3.28m)

Bedroom 2

10' 3" x 7' 8" (3.12m x 2.34m)

Bedroom 3

11' 5" x 9' 4" (3.48m x 2.84m)

Bedroom 4

9' 5" x 6' 8" (2.87m x 2.03m)

Bathroom

Outside

Front Garden

Rear Garden

Location

view this property online williamhbrown.co.uk/Property/BGY106941



Property Ref: BGY106941 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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