



Guide Price: £300,000
Farm Close, Bungay, Suffolk, NR35 1JG



We are pleased to offer for sale well maintained detached bungalow situated in a cul-de-sac location on the outskirts of the Market Town of Bungay and being within easy reach of a supermarket, and has regular bus service and a 15 minute walk from the main town centre of Bungay. This spacious property is heated by an oil fired central heating system and has uPVC sealed unit double glazing.

The accommodation is well planned and includes a spacious living room, bespoke fitted kitchen, two conservatories, three bedrooms and a family bathroom with shower. Outside, there is ample off-road parking including a single garage and a private enclosed garden that encompasses the sides and rear of the bungalow. This property is being offered with no onward chain.

Property Features:-

- Three Bedrooms
- Enclosed Rear Garden
- Bathroom With Separate Shower
- Off Road Parking
- Bespoke Kitchen/Diner/ Pantry
- Garage
- Oil Fired Central Heating
- Two Conservatories
- No Onward Chain



The Property

As you enter through the front door, you are welcomed by the entrance hall with fitted storage cupboard and roof access hatch which leads to insulated roof space. The sitting room can be found to the left-hand side and has ample space for a three piece suite of furniture, a uPVC sealed unit double glazed front window and matching French Style doors lead through into a conservatory. This has uPVC sealed unit double glazed windows and a sliding patio door out to and with views over rear garden. Leading off the hall a door takes you into the bespoke fitted kitchen with worktops, having an inset sink and drainer and cupboards beneath, matching wall cupboards, a further worktop with four ring electric hob having an extractor and light above. There are further cupboards and drawers beneath and an adjoining tall cupboard housing double oven/grill, space for fridge/freezer, recess with space and plumbing for washing machine, pantry cupboard, fully tiled floor, uPVC sealed unit double glazed window overlooking the rear garden and part glazed door leads into the conservatory which has uPVC sealed unit double glazed windows and a door to the garden. Leading off the hall there is access into all three separate bedrooms that all benefit from uPVC double glazed windows and are served by the family bathroom. The bathroom comprises a white suite with panelled bath, separate enclosed shower unit, low level W/C, pedestal sink and uPVC sealed unit double glazed window.



Outside

Externally, the front of the property is approached via a brick weave driveway which has space for several cars and continues to a single garage with front roller door, personal door and has power and lighting connected. The drive continues to a shingled garden and opens round into a mainly lawned side and rear garden with two paved patio areas and is closed to the side and rear boundaries by hedging.

Location

The Market Town of Bungay is situated in the East Suffolk District and lies in the Waveney Valley, less than six and a half miles of the Market Town of Beccles, also known fondly as the 'Gateway to the Broads'. Bungay itself is steeped in history, with its market place dating back to the 17th Century and its very own Castle, the site itself dates back to norman times. Bungay has public houses, restaurants, takeaways and convenience stores as well as a large supermarket less than a two miles of the town centre. There is a bus service that takes you to Beccles Town in one direction where you will find a train station with links to Ipswich and onto London Liverpool Street.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: B

Services: Oil fired for hot water and central heating, mains drainage, electricity and water connected.

Viewings: By Appointment Only

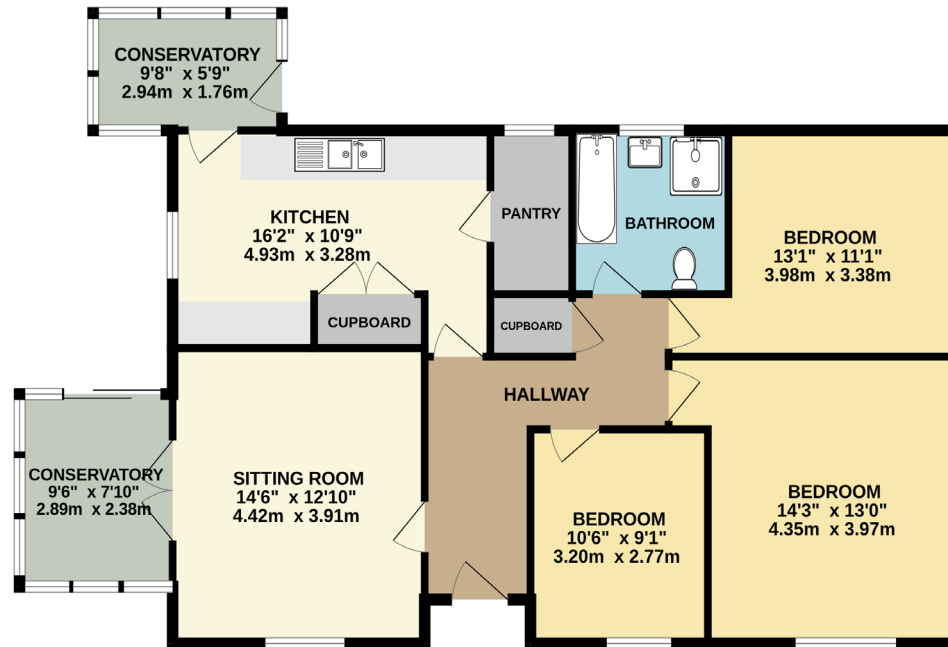
Post Code: NR35 1JG

EPC Rating: E

Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR
1137 sq.ft. (105.6 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Templewicks Estate Agents

01502 716 300
templewicks.co.uk

