



*Annis Hill, Bungay,
Suffolk*

A modern detached three bedroom bungalow with open plan kitchen/ dining/ living space situated in an elevated position on the outskirts of the market town of Bungay. The property is offered in pristine condition and benefits from contemporary grey uPVC double glazed windows and eco efficient air source underfloor heating. The main living space offers open plan kitchen/ dining/ living area with bifold doors opening onto the rear garden. The accommodation comprises reception hall, open plan kitchen/ dining/ living room, inner hallway, master bedroom with ensuite shower room, two further bedrooms and family bathroom. There is a wrap around garden with a large sun terrace and raised beds, detached single garage with electric roller door, additional parking area and electric car charging point.

Property Features

- Modern Detached Three Bedroom Bungalow
- Three Double Bedrooms, Master With Ensuite
- Open Plan Kitchen / Dining / Living Space
- Family Bathroom With Shower Cubicle
- Wrap Around With Raised Beds & Sun Terrace
- Single Garage With Electric Car Charging Point
- Off Road Parking
- A Short Distance From Local Amenities



The Property

Entering the property through the front entrance door you are welcomed by a good sized light and airy entrance hall having uPVC sealed unit double glazed French Style doors leading out to and with views over the rear garden and high gloss porcelain floor tiles. Leading off the hall a door opens into 32' open plan kitchen/dining/ living room with matching tiled floor throughout. The kitchen area comprises a luxury fitted kitchen to include black granite worktops with inset sink and drainer which has a separate drinking water tap, grey high gloss cupboards under, integrated dishwasher, drawers, adjoining worktop with fitted Bosch four ring induction hob with matching double oven beneath and extractor and light over. There is an integrated fridge and freezer, two high gloss wall cupboards, breakfast bar, recessed LED ceiling lighting and uPVC sealed unit double glazed front window. The spacious living /dining space has ample space for a family dining table and lounge furniture, LED recessed ceiling lighting and bi-folding doors which lead out to the garden. Leading off the kitchen you will find a utility room fitted with a worktop having a stainless steel sink and drainer with high gloss cupboards under, water softening unit, recesses with space and plumbing for both a tumble dryer and washing machine and a NIBE floor mounted Air Source Heating boiler.







The Property (Continued.../)

From the entrance hall an opening leads to an inner hall with flooring matching the entrance hall and access to all three double bedrooms, two of which have fitted wardrobes and the master benefits from a modern fitted ensuite shower room comprising walk in double shower with rain shower head and detachable shower hose, wash basin, low level W/C, electric shaver point, uPVC sealed unit double glazed window and porcelain tiled floor. The family bathroom comprises a white modern suite with panel bath, low level W/C, vanity wash basin with cupboard under, separate shower cubicle, tiled splashbacks and uPVC sealed unit double glazed window.

External

Outside the property is approached via a shared drive way (three properties) which leads to a private drive and single garage with electric door, car charging point and has power and lighting connected. The front garden is mainly laid to lawn with Lavender hedging, tiered landscaped garden filled with a variety of plants. A side gate opens into a fully enclosed garden with artificial lawn, large paved patio with space for garden furniture, storage shed with power and lighting connected and landscaped tiered side garden.

Location

This property is situated on the outskirts of the Market Town of Bungay and with some beautiful walks on the door step as well as walking distance to a large supermarket and petrol station. The centre of the historical Market Town of Bungay is less than one mile away and offers access to independent shops, restaurants, takeaways and public houses. Historically, the centre displays a Roman well, a Saxon church, the remains of a Norman castle and a Benedictine priory, and a fine lead-domed Butter Cross

Additional Information:

Local Authority : East Suffolk

Council Tax Band: E

Services: Air source boiler for underfloor heating and hot water, electricity and water connected. Mains sewer.

Viewings: By Appointment Only

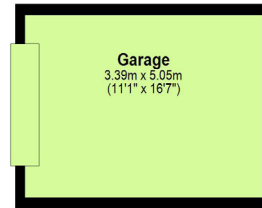
Post Code: NR35 1LS

EPC Rating: C

Guide Price : £490,000

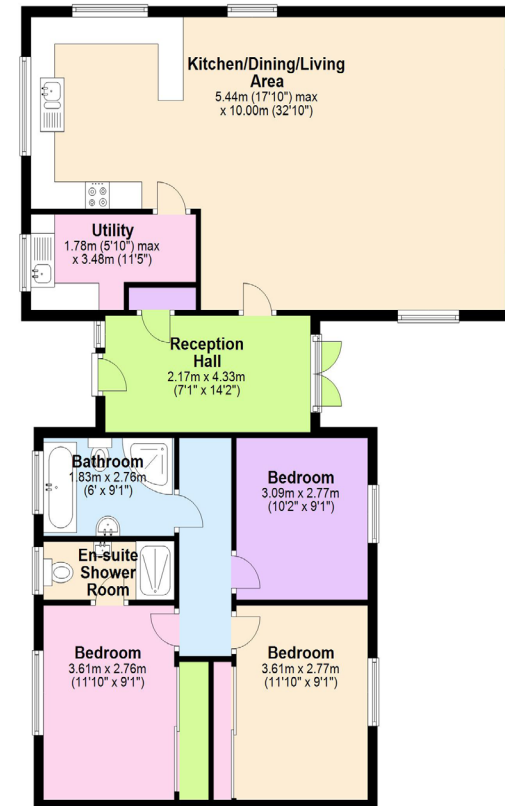
Tenure: Freehold

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

Approx. 127.9 sq. metres (1376.9 sq. feet)



Total area: approx. 127.9 sq. metres (1376.9 sq. feet)

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