

*Kents Lane,
Bungay, Suffolk.*

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McINTYRE**
ESTATE AGENTS

Beccles - 6.2 miles
Halesworth - 8.9 miles
Norwich - 15.7 miles
Southwold 16.8 miles

An exciting opportunity to purchase this attractive two double bedroom bungalow superbly situated close to the Town and just footsteps from the supermarket and bus route for Norwich & Beccles. The property is just 7 years old and boasts bright, modern, well appointed accommodation that has been superbly cared for. The accommodation boasts two double bedrooms, generous shower room and the most impressive open-plan living, dining and kitchen with bi-fold doors opening to the garden. Outside we find ample parking to the frontage whilst the surprisingly spacious rear garden echoes the standard inside. Viewing is essential.



Property

Entering the property via the front door we are welcomed by the superb entrance hall where the feeling of space and natural light that flow throughout this home is instantly apparent. Doors from here lead to all of the rooms whilst attractive, timber effect flooring flows through into our living areas. Set to the front we find our two double bedrooms. On the left the slightly larger offers a generous master bedroom space, whilst on the right a superb guest/second bedroom allows space for a double bed. Both rooms enjoys a view to the front. Stepping through the hall we pass the airing cupboard before entering the shower room. This modern space boasts a double width walk in shower with feature glass screen whilst a w/c and wash basin set in a vanity unit complete the fittings. Attractive tiled flooring and walls complement the finish. At the head of the hall a glazed door opens to the main accommodation which offers a superb open-plan living, dining and kitchen space designed with entertaining and family living in mind. Approaching 25.ft space is not compromised! The living and dining area enjoy a view of the garden through the bi-folding doors which open to the patio whilst our sitting area provides a surprisingly cosy nook in this 'L' shaped room. Th dining area flows into the kitchen where the standard of finish continues to impress. A range of modern units are set against contrasting work surfaces. Fully fitted appliances include a fridge freezer, dishwasher, washing machine, oven, hob and extractor. Our sink is set under a window looking onto the garden and a large breakfast bar area offers space for informal dining.







Outside

Approaching the property from this quiet road we are welcomed onto the generous gravelled driveway. This space offers ample parking and turning and enjoys a frame of low lying flower beds bring colour to the space. Timber fences mark the boundaries whilst a side gate opens to the rear garden. The rear garden is a delight which echoes the standards inside. Bi-fold doors open from the living space ideal for summer entertaining or simply enjoying the garden. A large patio is set to the rear of the bungalow whilst a detailed gravelled garden is divided by a path which leads to further seating area. Beds throughout the space bring colour and scent whilst a raised water feature takes centre stage. To the side of the bungalow an area of lawn returns to the front of the property and we find a timber shed in situ. The entire garden is secured by timber fencing.

Location

This detached bungalow is ideally situated at the head of this quiet road, within walking distance of the town centre of Bungay and just footsteps from the Norwich & Beccles bus routes and supermarket. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity.
Mains Water. Mains Drainage.
Gas Under-floor Central Heating & Hot Water System.
Energy Rating: B

Local Authority:

East Suffolk Council
Tax Band: B
Postcode: NR35 1JF

Tenure

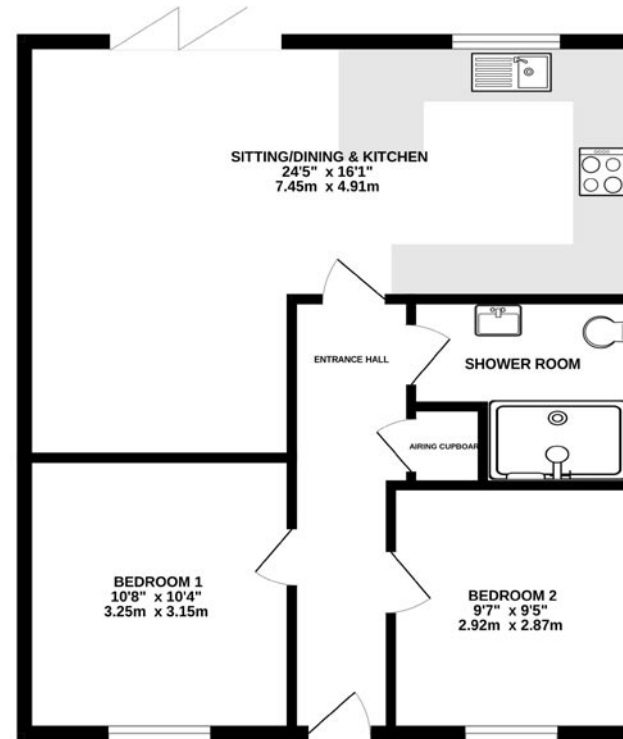
Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £280,000

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 631 sq.ft. (58.6 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 in conjunction with any prospective purchase. 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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To arrange a viewing, please call 01986 888160

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Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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