



Oclee Place Old Grammar Lane, Bungay - NR35 1FA

Oclee Place Old Grammar Lane

Bungay

NO CHAIN. This OUTSTANDING THREE BEDROOM DETACHED HOUSE, built to a HIGH SPECIFICATION in 2020, offers approximately 962 SQ. FT (stms) of beautifully designed accommodation within EASY WALKING DISTANCE TO THE TOWN CENTRE. Step inside to discover a welcoming HALL ENTRANCE with a convenient W.C, leading to a bright 12' SITTING ROOM that provides a relaxing retreat. The heart of the home is the impressive 21' OPEN PLAN KITCHEN/DINING ROOM, complete with BI-FOLDING DOORS opening onto the garden, perfect for entertaining family and friends. The CUSTOM DESIGNED CENTRAL KITCHEN ISLAND offers ample storage, drawers, and shelving, along with a FULL BANK OF LARDER STYLE STORAGE, while the ground floor benefits from UNDERFLOOR HEATING and luxurious TRAVERTINE TILING to most of the rooms. Upstairs, THREE SPACIOUS BEDROOMS (one en-suite) provide flexible living options, ideal for families, professionals, or those seeking guest space and a home office. Quality finishes are evident throughout, ensuring both style and practicality, while the property's proximity to local green spaces and a children's play park makes it especially appealing for those seeking a vibrant yet peaceful lifestyle. THE GREAT OUTDOORS awaits in the WEST FACING, ENCLOSED, LANDSCAPED REAR GARDEN, offering a tranquil escape and plenty of space to enjoy the fresh air.



The garden is thoughtfully designed with a SPLIT LEVEL FINISH, including a FULL WIDTH PATIO that flows seamlessly from the kitchen's bi-folding doors - ideal for alfresco dining or relaxing in the evening sun. Steps rise to the MAIN LAWNED GARDEN, safely enclosed within timber picket fencing, creating a secure environment for children or pets.

Council Tax band: D

Tenure: Freehold

- No Chain!
- Walking Distance to the Town Centre
- High Specification 2020 Built Detached Home
- Approx. 962 Sq. ft (stms) of Accommodation
- Enclosed Landscaped West Facing Garden
- Hall Entrance with W.C & 12' Sitting Room
- 21' Open Plan Kitchen/Dining Room with Bi-folding doors to Rear
- Three Spacious Bedrooms

The property is situated on the outskirts of the quaint market town of Bungay and an easy walk from the shops and amenities where you find an extensive range of amenities including doctors, schooling, dentist, opticians, shops and restaurants. The property is within the catchment area for Bungay High School and Waveney Valley Leisure Centre is a short walk away. The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.



SETTING THE SCENE

Occupying a position on the edge of the town and approached via a block paved driveway, off road parking and turning space can be found for several vehicles, with a shingled low maintenance frontage, outside water supply and access leading to the rear garden.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with versatile travertine tile flooring and underfloor heating for ease of maintenance, with a built-in storage cupboard, matching side board, stairs rising to the first floor landing and a useful built-in storage cupboard below. A door leads off to the main sitting room which sits to the front of the property with dual aspect windows to front and side with fitted carpet and underfloor heating. A ground floor W.C is tucked away under the stairs with a two piece suite and glass splash-back. The open plan kitchen/dining room creates the hub of the home, with an extensive range of built-in storage units including solid oak wood work-surfaces and space for an electric cooker with glass splashback and extractor fan above. The central island offers bespoke storage, with travertine tiled flooring and underfloor heating, with space provided for an American style fridge freezer and washing machine, whilst the dishwasher is integrated. A full bank of larder style storage runs across the opposite side of the room, providing extensive storage, with bi-folding doors leading out to the rear garden.

Heading upstairs, the landing is flooded with natural light via the side facing window with fitted carpet underfoot and loft access hatch above including a pull down ladder. Doors lead off to the three bedrooms, all of which are finished with fitted carpet and double glazing, with the main bedroom including a full width run of built-in wardrobes with sliding doors. A door leads to a private ensuite shower room finished with a white three piece suite including a walk-in double shower cubicle with a twin head

thermostatically controlled rainfall shower. The shower room is finished with tiled splash-backs, heated towel rail and tiled effect flooring.

Completing the property, the family bathroom is finished in a similar style with a white four piece suite including a separate panel bath and walk-in shower cubicle, with a twin head thermostatically controlled rainfall shower, contrasting glass splash-backs, tiled flooring and heated towel rail.

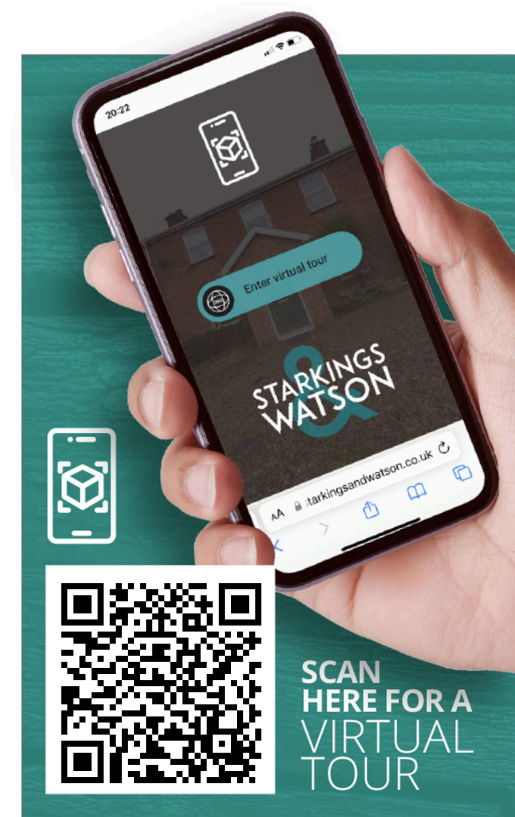
FIND US

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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



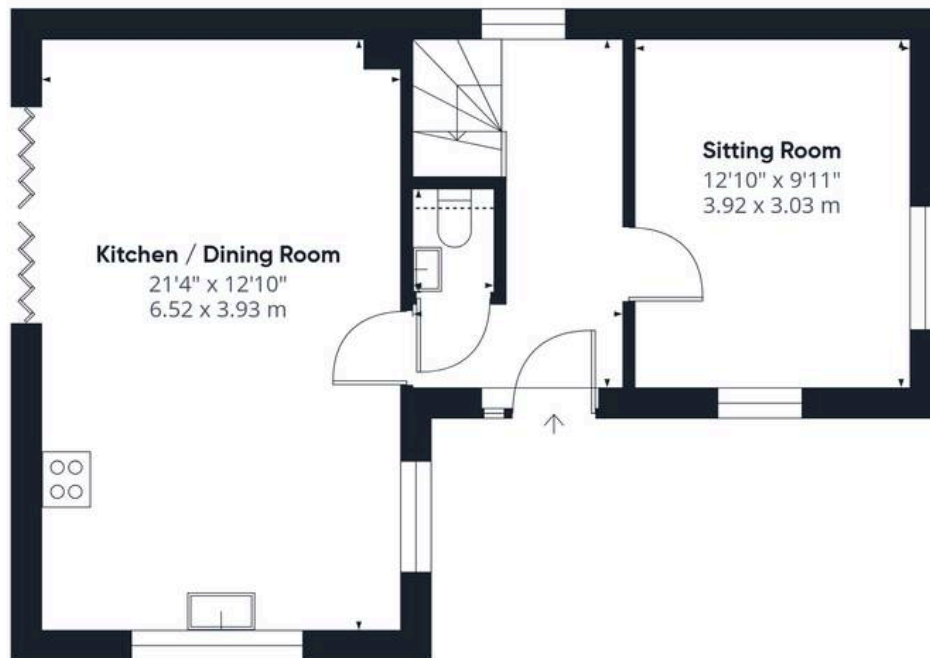




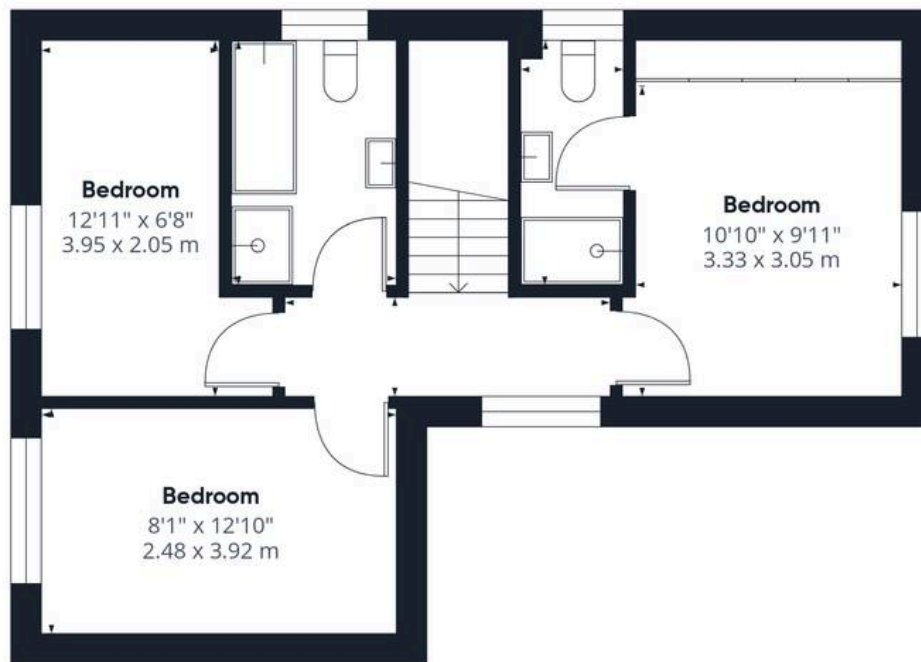
THE GREAT OUTDOORS

The rear garden is enclosed within timber panel fencing whilst offering a split level finish including a full width patio running across the rear of the property, and steps rising up to the main lawned garden enclosed within timber picket fencing. The patio area flows seamlessly from the bi-folding doors in the kitchen, with ample space for alfresco dining, with a gated access leading to the driveway. A timber shed with a power supply offers storage to the one corner, with a further raised patio within the lawn section of the garden.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

962 ft²
89.3 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 recheck the measurements.