



Bungay, Suffffolk

Guide Price £325,000

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- Spacious Living Room
- Fully Enclosed Rear Garden
- Three Double Bedroom Detached Home
- Ensuite to Principal Bedroom
- Own Driveway to Rear
- Open Plan Kitchen/Dining Room
- Downstairs W.C and Family Bathroom on First Floor

Oclee Place, Bungay

Oclee Place is an exclusive and thoughtfully designed development situated within the charming market town of Bungay, on the Norfolk and Suffolk border. This attractive location offers the perfect balance of peaceful residential living with excellent access to everyday amenities and transport links. Bungay itself is a well-regarded historic town set along the River Waveney, known for its characterful streets, independent shops, cafés and traditional market feel. Residents benefit from a strong sense of community, along with a good range of local facilities including both primary and secondary schooling, a doctors' surgery, supermarkets, restaurants, the Fisher Theatre, and a leisure centre all within easy reach. The location is particularly well connected, with Norwich accessible in approximately 30 minutes by car, offering extensive shopping, dining and transport connections including mainline rail services. For those who enjoy the outdoors, the surrounding area provides easy access to the Norfolk and Suffolk Broads, as well as the stunning nearby coastline, making it ideal for walking, boating and weekend escapes.



Council Tax Band: D



DESCRIPTION

Set in a highly desirable position with an appealing open outlook, this outstanding detached home forms part of an exclusive development of just six individually designed properties on the small and prestigious Oclee Place. Built in 2020 by a well-regarded local developer, the property remains in immaculate, near-new condition and showcases contemporary living at its finest. On entering the home, the quality of finish is immediately evident. Stylish flooring and tasteful modern décor run throughout, creating a sleek and cohesive interior that is ready for immediate occupation with no further work required. The heart of the home is the superb 21ft kitchen/diner, thoughtfully designed for both everyday living and entertaining. It features solid oak worktops, a full suite of integrated appliances including fridge freezer, dishwasher, washing machine, electric oven and hob, as well as excellent additional storage. The triple-aspect design ensures the space is filled with natural light, while bi-fold doors open directly onto the rear terrace, seamlessly connecting indoor and outdoor living. The separate sitting room provides a comfortable and inviting retreat, enjoying a pleasant dual-aspect outlook. The ground floor is further enhanced by underfloor heating throughout and a convenient WC. Upstairs, the property offers three well-sized bedrooms. The principal bedroom benefits from a stylish en-suite, while the remaining rooms are served by a high-quality four-piece family bathroom, all finished to an excellent standard. Outside, the rear garden has been designed with ease of maintenance in mind and enjoys a sunny aspect throughout the day. It includes a lower terrace ideal for outdoor dining and an upper level with lawned space, along with a bespoke all-year-round studio offering flexible use as a home office, gym, or creative space. To the rear, there is also the advantage of side-by-side off-road parking. Located in the attractive market town of Bungay on the Norfolk/Suffolk border, the property benefits from excellent access to local amenities and transport links. The town offers a range of schools, a doctor's surgery, restaurants, the Fisher Theatre, and a leisure centre within walking distance. Norwich is approximately a 30-minute drive away, while the scenic Norfolk and Suffolk Broads and the beautiful coastline are also within easy reach.

LIVING AREA

The sitting room is a beautifully balanced space that combines comfort with a sense of understated elegance. Enjoying a dual-aspect outlook, it is filled with natural light throughout the day, creating an airy yet relaxing atmosphere. Finished in the same high-quality style found throughout the home, the room offers a calm and inviting setting that works perfectly for both everyday living and quieter evenings in. Its proportions allow for a variety of furniture layouts, making it a versatile space that can easily adapt to different needs, whether that's a cosy night in or a more sociable setting when entertaining guests. Subtle modern décor and luxury flooring continue the cohesive feel of the property, while the overall design ensures the living room remains a warm and comfortable retreat at the heart of the home.

KITCHEN/DINING ROOM

The kitchen/dining room is a striking focal point of the home, thoughtfully designed to combine style, space and functionality. Extending to approximately 21ft in length, this impressive area provides an exceptional setting for both everyday living and entertaining. Beautifully appointed, the kitchen features solid oak work surfaces and a comprehensive range of integrated appliances, including a fridge freezer, dishwasher, washing machine, electric oven and hob. Additional cleverly incorporated storage enhances practicality without compromising the sleek, contemporary finish. A triple-aspect layout allows natural light to pour into the space throughout the day, creating a bright and welcoming atmosphere. The sense of openness is further enhanced by bi-fold doors that open directly onto the paved rear terrace, seamlessly extending the living space outdoors and making it ideal for al fresco dining and social occasions. Modern, spacious and highly functional, this kitchen/dining room truly forms the heart of the home.

BEDROOMS

The property offers three well-proportioned bedrooms, each finished to a high standard in keeping with the rest of the home. Designed with comfort and practicality in mind, all rooms provide versatile space that can easily accommodate a range of furnishings. The principal bedroom benefits from the added luxury of a stylish en-suite shower room, creating a private and convenient retreat. The remaining two bedrooms are equally well-sized, making them ideal for family use, guests, or as a home office if required. Each room enjoys a bright and contemporary feel, with quality finishes and a calm décor that enhances the sense of space and relaxation. Together, the bedrooms offer flexible accommodation suited to modern living.

BATHROOMS & W.C

The home is served by a beautifully presented family bathroom, an en-suite to the principal bedroom, and a convenient ground floor W.C, all finished to an immaculate standard in keeping with the quality found throughout the property. The four-piece family bathroom is particularly impressive, offering a well-considered layout with a high-end contemporary finish. Designed for both style and practicality, it provides a relaxing space for everyday use, with quality fittings and a fresh, modern aesthetic. The en-suite to the principal bedroom is equally well appointed, providing a private and stylish facility that enhances the sense of luxury within the main bedroom suite. Completing the ground floor is a useful W.C, ideally positioned for guests and day-to-day convenience. Like the rest of the home, it is finished with modern décor and quality fittings, ensuring a cohesive and polished feel throughout.

OUTSIDE

The outside space has been thoughtfully designed to offer both practicality and

enjoyment, creating an appealing extension of the home. The enclosed rear garden enjoys a sunny aspect and has been landscaped with ease of maintenance in mind, making it ideal for modern lifestyles. Arranged over two levels, the garden provides excellent versatility. The lower terrace is perfectly suited for al fresco dining and entertaining, while the upper level features a neatly maintained lawned area, offering space for relaxation or family use. A particular highlight is the bespoke studio, a stylish and highly versatile addition that can be used year-round, ideal as a home office, creative space, or gym. This enhances the overall usability of the outdoor area and adds significant value to the property. To the rear, the home further benefits from well-designed side-by-side parking, providing convenient and practical off-road parking within this exclusive setting.

SERVICES

Mains water, electricity and gas

OUTGOINGS

Council Tax Band D

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

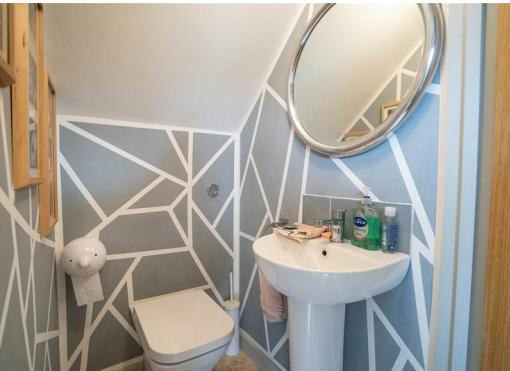
VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

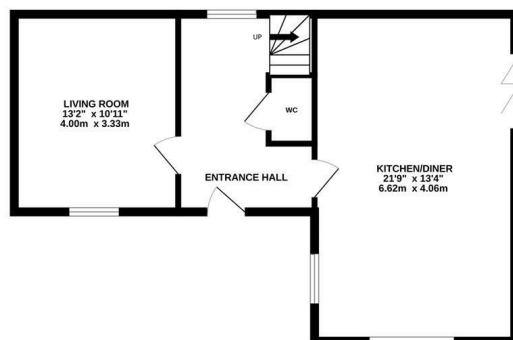
Email: beccles@flickandson.co.uk

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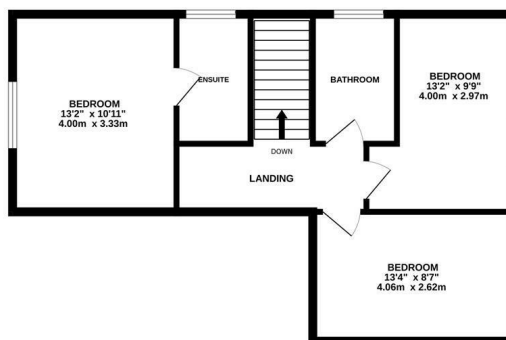




GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.

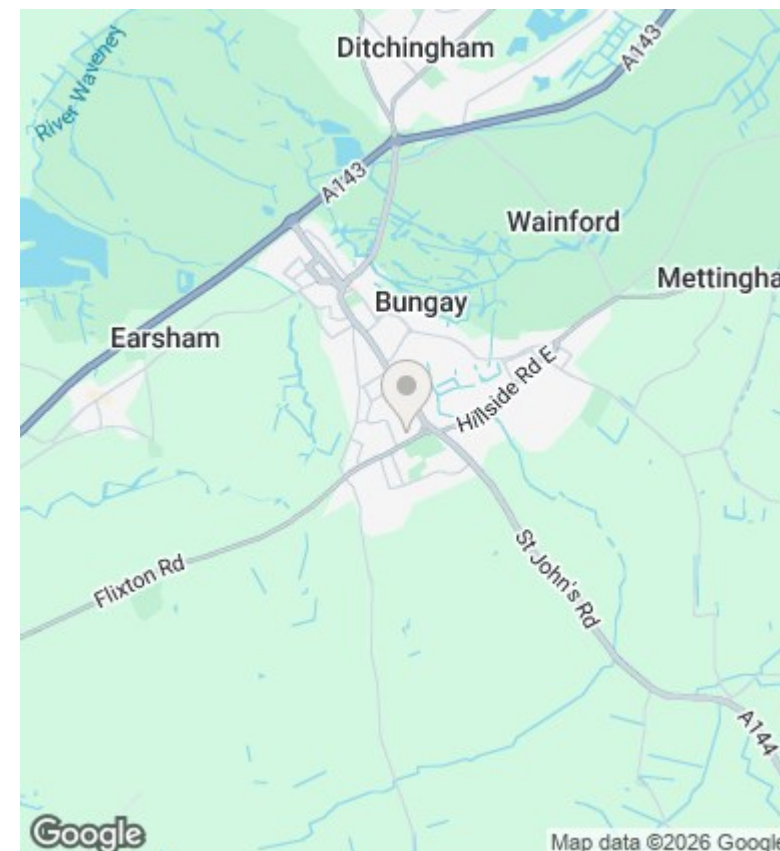


1ST FLOOR
552 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com