



Barford Road, Topcroft, Bungay, NR35 2BB

Offers Over **£300,000**



Property Type: Semi Detached House

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 2

Council Tax Band: C

Ref DH0707 – Guide Price £300,000 - £325,000. Set within almost 0.4 acres (stms) and surrounded by open countryside, this semi-detached three-bedroom home comes with a double garage and a selection of outbuildings. Offering fantastic scope to update and personalise, it presents a wonderful opportunity to create a rural home that truly reflects your style in a quiet South Norfolk location

Stepping Inside...

A porch and hall entrance welcome you into the property, with doors leading through to the sitting room and kitchen. The sitting room features a central fireplace and doors opening to the bright sun room – an ideal spot to enjoy the garden views and natural light throughout the day.

The kitchen is fitted with integrated cooking appliances and offers a practical layout with a pantry and a useful utility area for white goods. A ground-floor shower room, updated in recent years, completes the downstairs accommodation.

Heading Upstairs...

Upstairs are three well-proportioned bedrooms of which the main bedroom benefits from its own W/C and hand wash basin. The other two bedrooms are both large enough for a double bed and a range of built in or freestanding storage solutions.

The Plot...

Outside, the home enjoys generous gardens approaching 0.4 acres (stms), providing plenty of space for outdoor projects or simply to enjoy the open rural backdrop. A large driveway offers ample parking for multiple vehicles along with room for a caravan or motorhome, leading to a detached double garage.

A range of outbuildings and greenhouses sit within the plot, offering excellent potential for restoration, workshop use, or repurposing to suit individual needs.

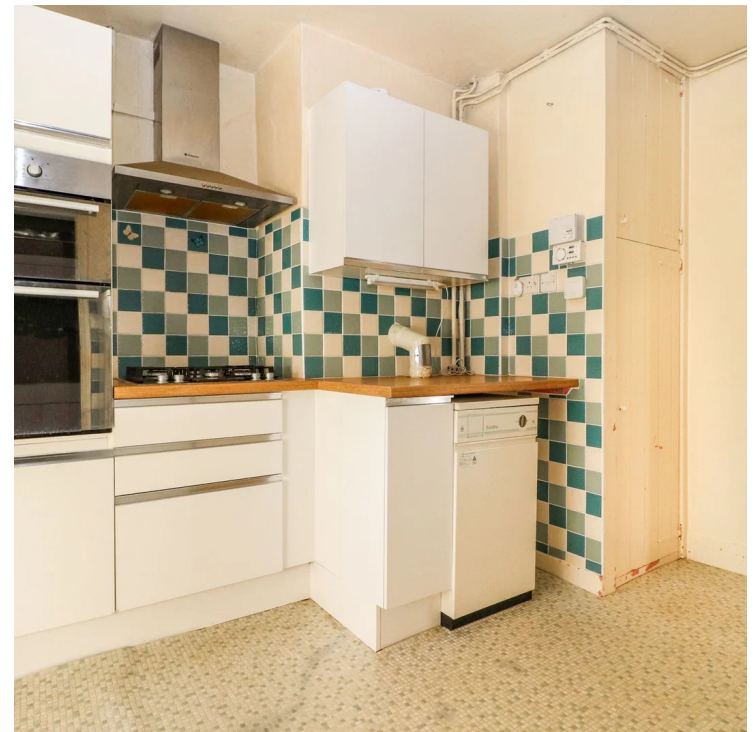
Getting to Know the Area..

Topcroft is a quiet and friendly village surrounded by the rolling countryside of South Norfolk, just a short drive from the market town of Bungay. The town offers a range of independent shops, cafés, and everyday amenities. It's an ideal location for those who value space, privacy, and the charm of rural living with good access to nearby towns.

Important Information on Anti-Money Laundering Check..

We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. We take this responsibility seriously and follow HMRC guidance to ensure the accuracy and continuous monitoring of these checks. Our partner, Move Butler, will conduct the initial assessment on our behalf. They will contact you, and where possible, a biometric check will be sent to you







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