

34 Throckmorton Road

Bungay, NR35 1JN

Asking Price £185,000

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Aldreds are pleased to offer this three bedroom family home, ideally located in a highly desirable area of Bungay within walking distance of local amenities. This property offers spacious and versatile accommodation, comprising an entrance porch, a generous hallway, an open plan lounge/diner, and a kitchen with a useful walk-in pantry. Upstairs, the property features an 'L'-shaped landing leading to three bedrooms and a family bathroom. Externally, the front of the property benefits from a double width driveway providing ample off road parking. To the rear, there is a large garden, mainly laid to lawn with ornamental stone areas, backing onto open fields—offering a pleasant and private outlook. While the property would benefit from some updating, it is competitively priced to reflect this, presenting an excellent opportunity for buyers to add value. Early viewing is highly recommended.

Entrance Porch

Composite entrance door, large aspect uPVC window.

Wide Entrance Hall

Fitted carpet, galleried staircase leading to first floor, understairs recess, power points.

Open Plan Lounge/Diner

23'10" x 11'10" (7.28 x 3.62)

Triple aspect uPVC windows, electric radiators, power points, tv point, storage cupboard.

Kitchen

8'7" x 10'0" (2.64 x 3.07)

Tile effect vinyl flooring, a range of fitted kitchen units with roll top work surfaces, stainless steel sink with single drainer, tiled splash backs, recess for white goods including plumbing for a washing machine, full length walk-in pantry cupboard, composite door leading out to the rear garden.

'L' Shaped Landing

Fitted carpet, loft access, power points.















Bedroom 1

12'6" x 13'4" (3.82 x 4.08)

Fitted carpet, uPVC window, electric radiator, power points.

Bedroom 2

11'2" x 9'10" (3.41 x 3.01)

Fitted carpet, power points, uPVC window.

Bedroom 3

8'11" x 10'0" (max) (2.74 x 3.07 (max))

Fitted carpet, electric storage heater, uPVC window, power points.

Outside

To the front of the property there is a double width driveway providing parking for two cars, concrete footpath leading to front door. Outside to the rear there is a large garden which backs onto open fields. The front area of the garden is laid to ornamental stone and further to the rear is laid to lawn with a range of flower and shrub borders, brick outbuilding.

Tenure And Services

Freehold

Mains Electric Drains And Water

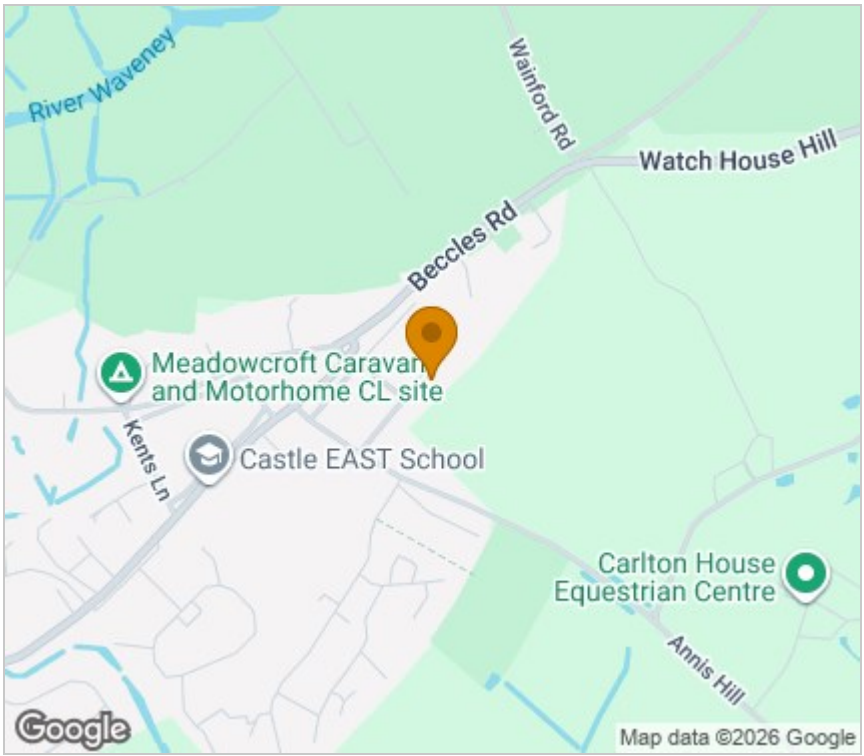
Council Tax Band B

Ref: L2583/04/26

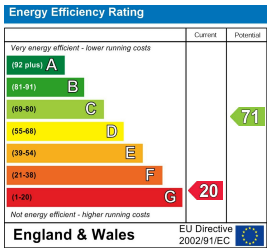
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432
if you wish to arrange a viewing appointment for this property or require further information.

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