



Southend Road, Bungay - NR35 1DN

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Southend Road

Bungay, NR35 1DN

Nestled in a QUIET TUCKED AWAY location within the TOWN CENTRE, this impressive, RENOVATED FOUR BEDROOM DETACHED BUNGALOW offers an unparalleled location with extensive and FLEXIBLE ACCOMMODATION. The current owners have meticulously improved and renovated the property and adapted it for all types of purchasers with a selection of some wide doorways and level accesses. Extending to over 1400 square feet (STMS), this property boasts an array of features sure to captivate any discerning buyer. The heart of the home is the STUNNING KITCHEN/DINING/FAMILY ROOM with a vaulted ceiling, creating a light-filled space for relaxed family living and entertaining. In addition there is a large front sitting room and extended conservatory opening onto the garden. With FOUR AMPLE BEDROOMS and THREE BATHROOMS including a highly impressive main family bathroom, this bungalow caters effortlessly to modern family life. The PRIVATE and mature SOUTH FACING GARDENS provide a peaceful retreat, complete with a studio/outbuilding perfect for a variety of uses, all complemented by AMPLE DRIVEWAY PARKING. The bungalow can be found on a sought after and quiet residential road within the heart of the town centre providing easy access to all local amenities on offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

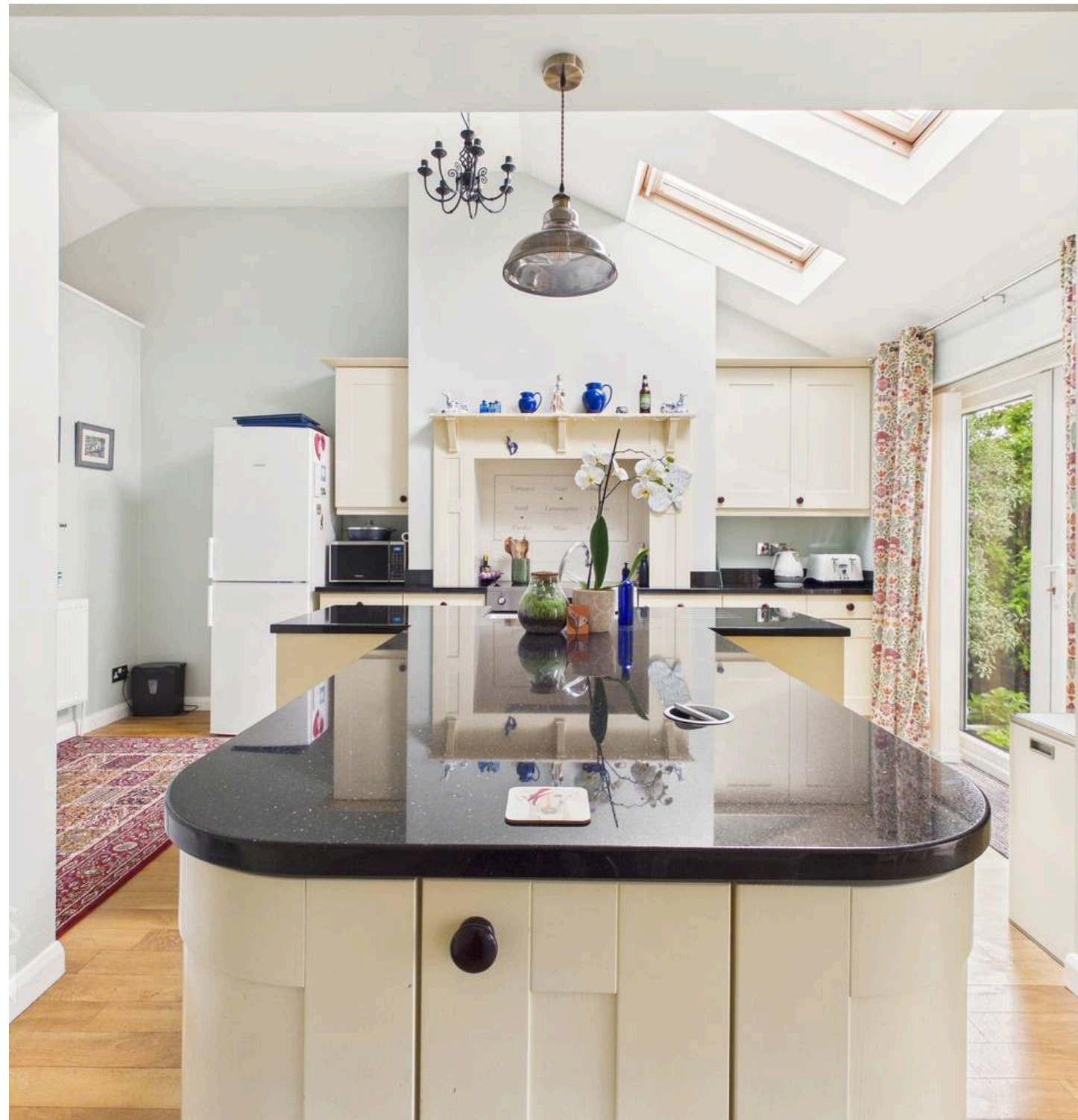


- Impressive Detached Bungalow
- Quiet Tucked Away Location Within Town Centre
- Excellent Access For All Local Amenities
- Flexible Renovated Layout Over 1400 SQFT (stms)
- Stunning Kitchen/Dining/Family Room With Vaulted Ceiling
- Four Ample Bedrooms & Three Bathrooms
- Private South Facing Gardens With Studio/Outbuilding
- Ample Driveway Parking

The property is situated at the heart 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 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

Accessed via Southend Road the front of the property is approached by a block paved drive that provides the benefit of parking for multiple vehicles. From the parking area a path leads to the front door and winds over the front gardens to a wrought iron pedestrian gate from Southend Road. The generous and private front garden is laid to lawn and surrounded by established fruit trees and shrubs with low lying flowering beds and hedging also. You will find gated side access on both sides of the bungalow to the rear garden also.



THE GRAND TOUR

Entering via the main entrance door to the front there is a useful porch area leading into the main hallway. The first room that greets you on the left is the main sitting room facing the front with an inset fireplace and large windows allowing plenty of natural light. There is also a door to the kitchen from the sitting room. The kitchen/dining and family room is found to the rear of the bungalow benefitting from a plethora of natural light as well as a wonderful vaulted ceiling. The high spec kitchen is bespoke made with granite worktops over, which complement the space as well as an integrated freezer and a range style oven with 5 ring induction hob over, below the inset extractor fan. The peninsular breakfast bar and further units flow into the dining area with plenty of space for a large table. There is then space for a full range of freestanding white goods as well as double doors onto the garden and door through to the conservatory. The extended conservatory offers a lovely view of the garden with doors leading out also. There is a range of utility style cupboards with space and plumbing for white goods. Leading off the central hallway you will then find all the four bedrooms and bathrooms. The main family bathroom has been completely re-modelled offering an impressive space with attractive tiling and etched glass obscure windows, w/c, hand wash basin, deep bath with shower head as well as separate double shower. Adjacent to the bathroom and to the rear of the bungalow is the smallest bedroom with the third bedroom found adjacent to that both of which benefit from plenty of natural light. To the front there are the two main bedrooms both with en-suite facilities. The main bedroom offers an en-suite cloakroom with w/c and hand wash basin, with the second bedroom benefitting from an en-suite with accessible shower, w/c and hand wash basin. The property has also been fitted in recent years with a new gas fired boiler which is still within warranty.

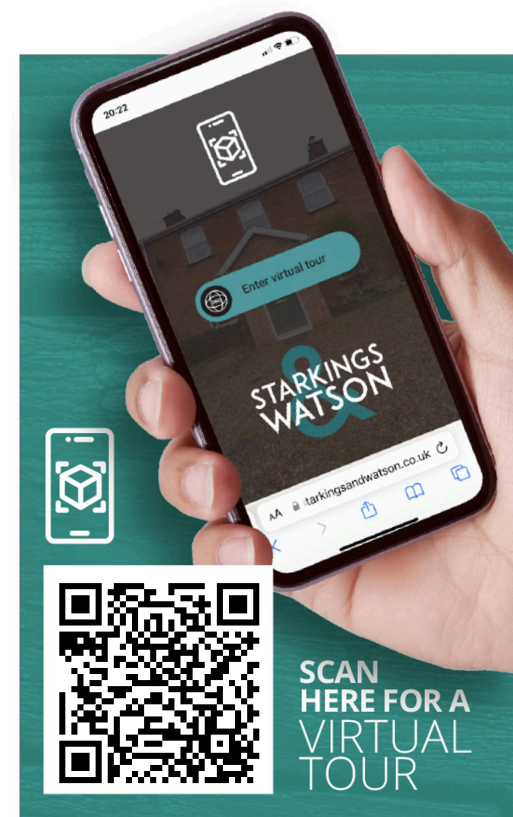
FIND US

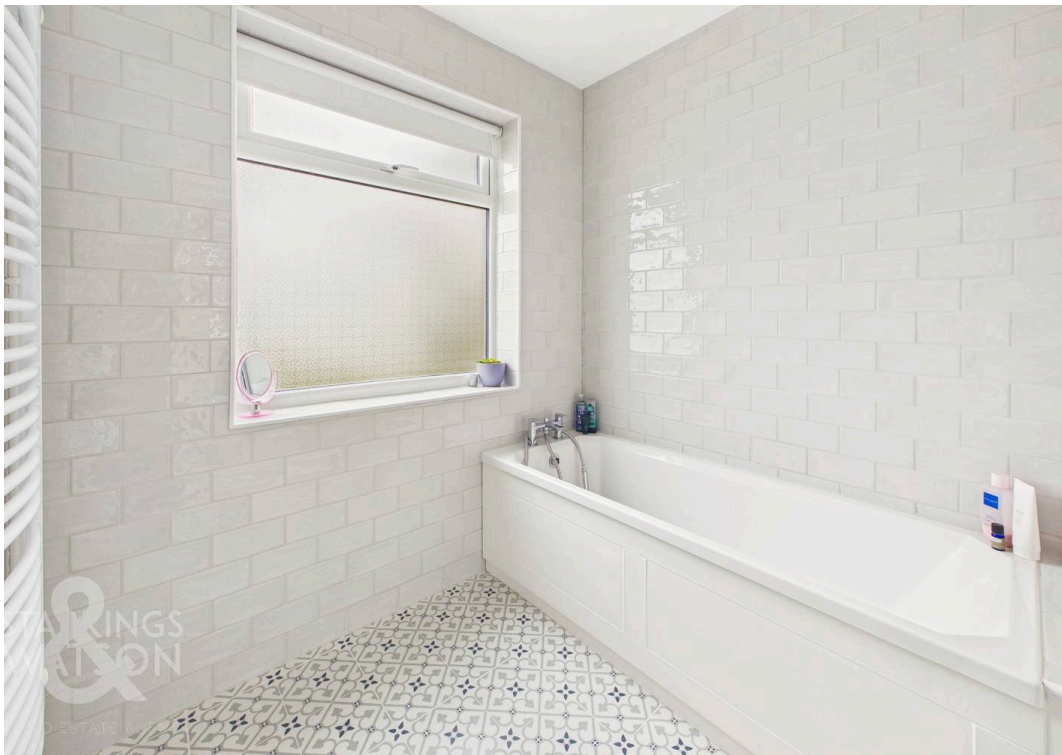
Postcode : NR35 1DN

What3Words : ///regretted.kipper.relishing

VIRTUAL TOUR

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



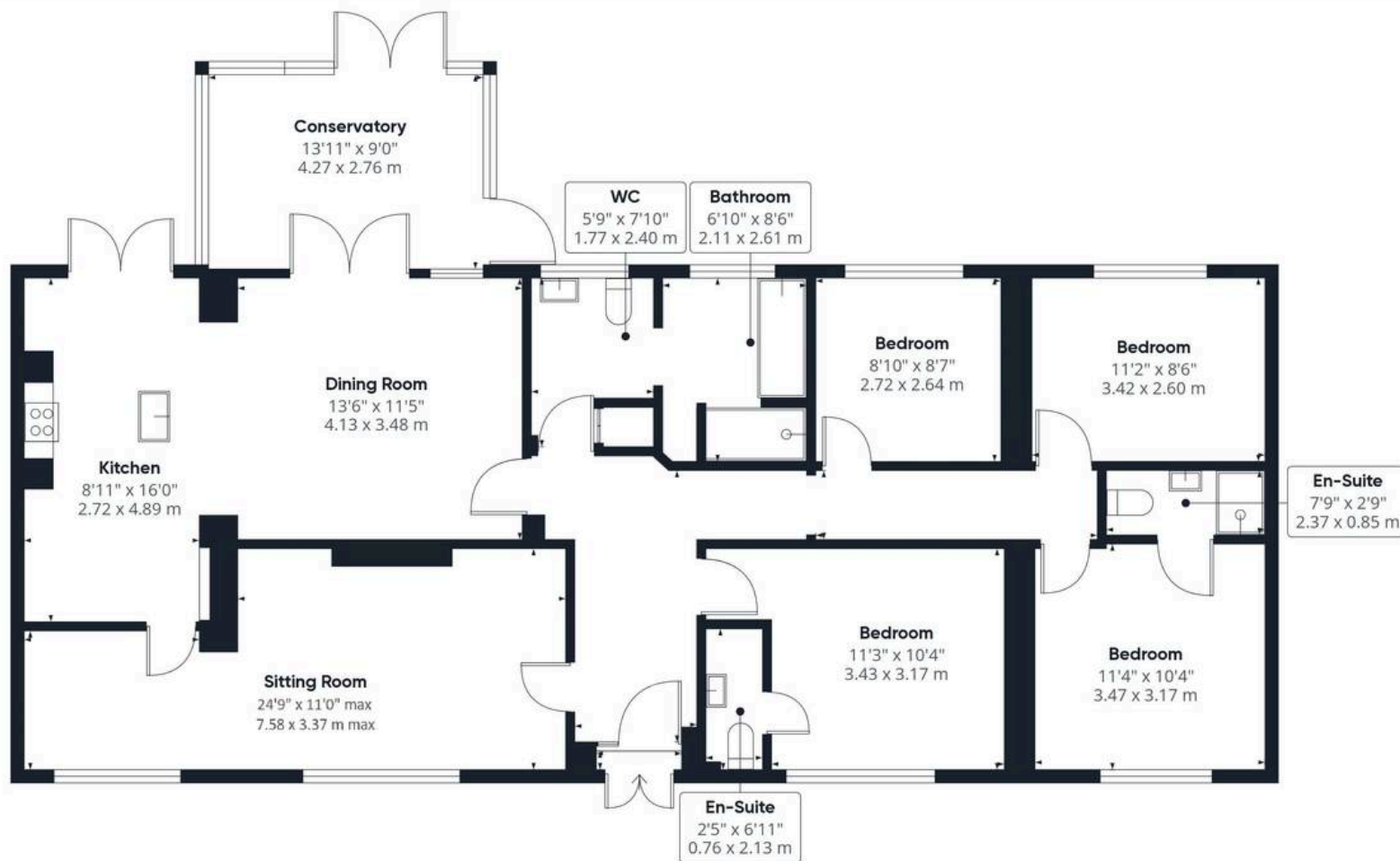




THE GREAT OUTDOORS

The private rear garden enjoys a southerly aspect allowing plenty of afternoon and evening sunlight. From the conservatory doors you will find a spacious and newly laid porcelain tile patio ideal for dining and entertaining. The patio opens onto the remainder and main section of garden which is laid to lawn bisected by a trellis/ pergola planted area containing shrubs and planting. The whole garden is filled with established shrubs including apple and pear trees, planting with hedges and timber fencing to the boundaries. An impressive timber outbuilding/studio with double glazed windows and door can also be found with power and light which would make an ideal home office, store or games room measuring 12ft x 15ft approx. There is gated side access on both sides of the bungalow leading to the frontage.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1591.44 ft²

147.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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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.