3 St. Marys Close

Flixton

Bungay

NR35 1NX









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3 St. Marys Close

Guide Price £325,000

Beautifully Presented Two-Bedroom Bungalow
Set within the peaceful surroundings of St Mary's Close in the sought-after village of Flixton, this immaculate two-bedroom bungalow has been comprehensively updated throughout with stylish fixtures, fittings and finishes, creating a home that feels both polished and immediately ready to enjoy. Occupying an appealing position with open fields opposite, generous parking and a private west-facing rear garden, the property offers an excellent balance between rural surroundings and everyday convenience.

Approached over a substantial driveway providing comfortable parking for several vehicles, the bungalow also benefits from a single garage with power, together with additional visitor parking nearby. Gated side access leads through to the rear garden.

Stepping inside, the entrance porch provides useful storage for coats, shoes and everyday essentials before opening into the kitchen. Finished in keeping with the rest of the property, the kitchen is smartly presented with generous worktop and cupboard space, room for a large cooker, fridge freezer, washing machine and dishwasher, while the oil-fired boiler serves the central heating throughout.

Sliding doors lead directly from the kitchen into a bright and versatile garden room. With a solid roof, central heating and a stylishly finished interior, this is a genuine year-round living space, ideal for dining, relaxing or entertaining. French doors open onto the rear patio, creating an easy connection between the house and garden.

The generously proportioned sitting room is another beautifully presented space, with French doors opening directly onto the garden and an attractive electric stove providing a focal point. A glazed opening towards the garden room allows natural light to flow between the two rooms while still retaining separate areas for sitting and dining.

The principal bedroom is a particularly generous double, positioned to the rear with views over the garden and the added convenience of an en-suite cloakroom with WC and wash basin. The second bedroom is also a comfortable double and overlooks the front of the property, with ample space for freestanding furniture.

Completing the accommodation is a stylish shower room fitted with a WC, wash basin and large near-level walk-in shower, together with useful airing storage and access to the loft.

Outside, the west-facing rear garden is private, established and pleasantly manageable. A broad paved terrace immediately behind the bungalow provides plenty of room for outdoor seating and dining, with direct access from both the sitting room and garden room. The remainder is mainly laid to lawn, with a useful garden shed, outside tap and access to the garage. With no properties directly overlooking the rear, the garden enjoys a good degree of privacy.

Flixton itself is surrounded by attractive countryside and lies only a short drive from the historic market town of Bungay, where a good range of independent shops, cafés, pubs and everyday services can be found. Schools for a range of ages are available in the surrounding villages and Bungay, while local GP and healthcare facilities are also conveniently accessible within the wider area.

The property is well placed for exploring the Waveney Valley and neighbouring market towns, including Beccles and Harleston, while Norwich is accessible for a much broader choice of shopping, cultural and leisure facilities. Rail services are available from nearby towns including Beccles, with Diss also providing useful mainline connections towards Norwich and London Liverpool Street.

For those drawn to the coast, the Suffolk Heritage Coast is comfortably accessible by car, with Southwold, Walberswick and the surrounding beaches, heathland and coastal walks making excellent destinations for days out. Closer to home, the lanes, footpaths and open countryside surrounding Flixton provide plenty of opportunity to enjoy a quieter rural lifestyle.

Immaculately presented and fully updated with a cohesive range of stylish fixtures, fittings and finishes, 3 St Mary's Close combines generous single-storey accommodation with excellent parking, a garage, a private west-facing garden and a peaceful village setting overlooking open fields.

Agents notes...
A pre-recorded walkaround tour is available for this property

EPC to follow











GROUND FLOOR
103.2 sq.m. (1111 sq.ft.) approx.



TOTAL FLOOR AREA : 103.2 sq.m. (1111 sq.ft.) 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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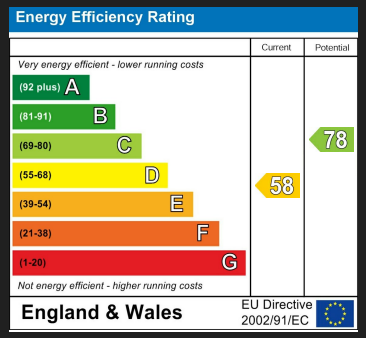
Local Authority

East Suffolk

Council Tax Band

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Directions





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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