



Joyce Road, Bungay - NR35 1LA

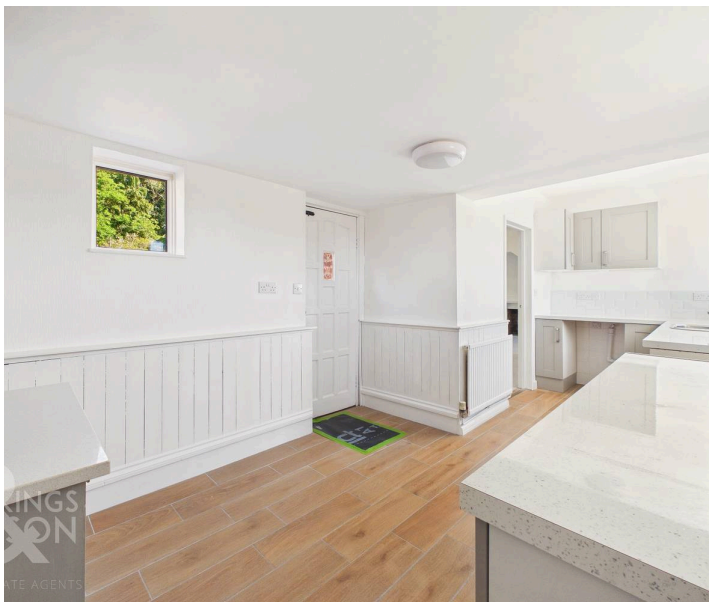
**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS

## Joyce Road

Bungay, Bungay

NO CHAIN! This EXTENDED THREE BEDROOM SEMI-DETACHED HOME is perfectly positioned in a QUIET CUL-DE-SAC, offering both tranquillity and convenience for family living having completed RE-FRESHED and RENOVATED in recent months. Boasting NO CHAIN, this inviting property welcomes you through a bright entrance hall that leads directly into TWO OPEN PLAN RECEPTION ROOMS, complete with a FEATURE FIREPLACE (ideal for cosy evenings and entertaining guests). The NEWLY INSTALLED KITCHEN/DINER is a true highlight, featuring CONTEMPORARY UNITS and AMPLE DINING SPACE for family meals or hosting friends. There is also an excellent ground floor W/C. Upstairs, THREE AMPLE BEDROOMS provide generous accommodation (each with space for wardrobes and additional furnishings), while the MODERN FAMILY BATHROOM offer practicality for busy households. The property benefits from a thoughtful layout that maximises natural light and flow, creating an airy, welcoming atmosphere throughout. With NEUTRAL DECOR and QUALITY FLOORING, this home is ready to move straight into, making it an ideal choice for first-time buyers, growing families, or those seeking a comfortable downsize. Outside you will find IMPRESSIVE REAR GARDENS laid to lawn, offering a fantastic setting for relaxation, play, or alfresco dining (with plenty of lawn space for children or pets). To the front, the property boasts



PLENTY OF DRIVEWAY PARKING (suitable for multiple vehicles), making every-day life easy and convenient.

Council Tax band: B

Tenure: Freehold

- Extended Three Bedroom Semi-Detached Home
- Cul-De-Sac Position
- No Chain!
- Two Open Plan Reception Rooms With Fireplace
- Newly Installed Kitchen/Diner
- Three Ample Bedrooms
- Bathroom & Separate W/C
- Impressive Rear Gardens And Plenty Of Driveway Parking

The property is situated in a popular cul-de-sac location on the edge 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

Approached via the cul-de-sac there is hard standing driveway parking to the front for multiple vehicles. There is a lawn to the front which offers the potential to create further parking. There is an access into the rear garden from the frontage as well as the main entrance door to the front also.

## THE GRAND TOUR

Entering the house via the main entrance door to the front there is a hallway with stairs to the first floor as well as the ground floor w/c. A door to the right leads to the impressive reception space, formerly two rooms knocked into one with an arch separating. There is a fireplace to one end as well as built in cupboard to the other. You will find newly laid carpets and fresh decor also. There is a door into the kitchen/diner which is again newly fitted with a range of wall and base level units with rolled edge worktops over as well as plenty of space for all white goods and appliances as well as space for a dining table. A door to the rear leads to the garden. Heading up to the bright first floor landing there are three ample bedrooms off the landing all with freshly laid carpets as well as the family bathroom. Two of the bedrooms offer built in storage with the newly fitted family bathroom being fully tiled with a bath and shower over, w/c and hand wash basin.

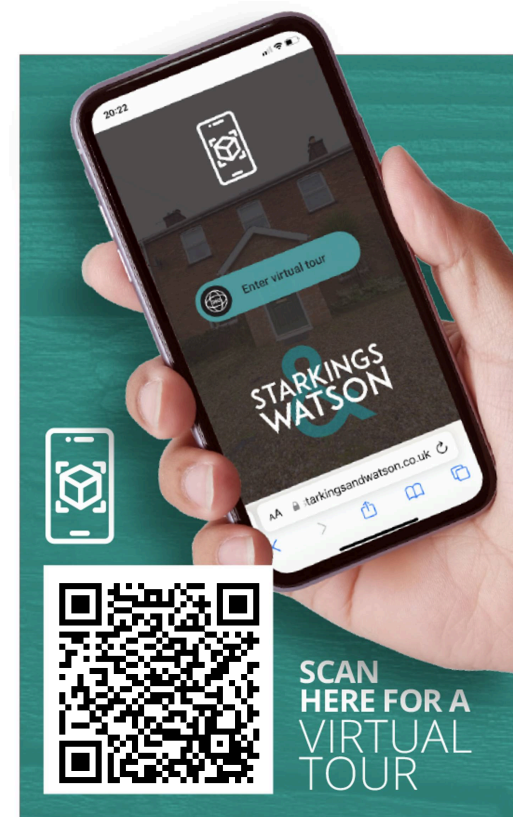
## FIND US

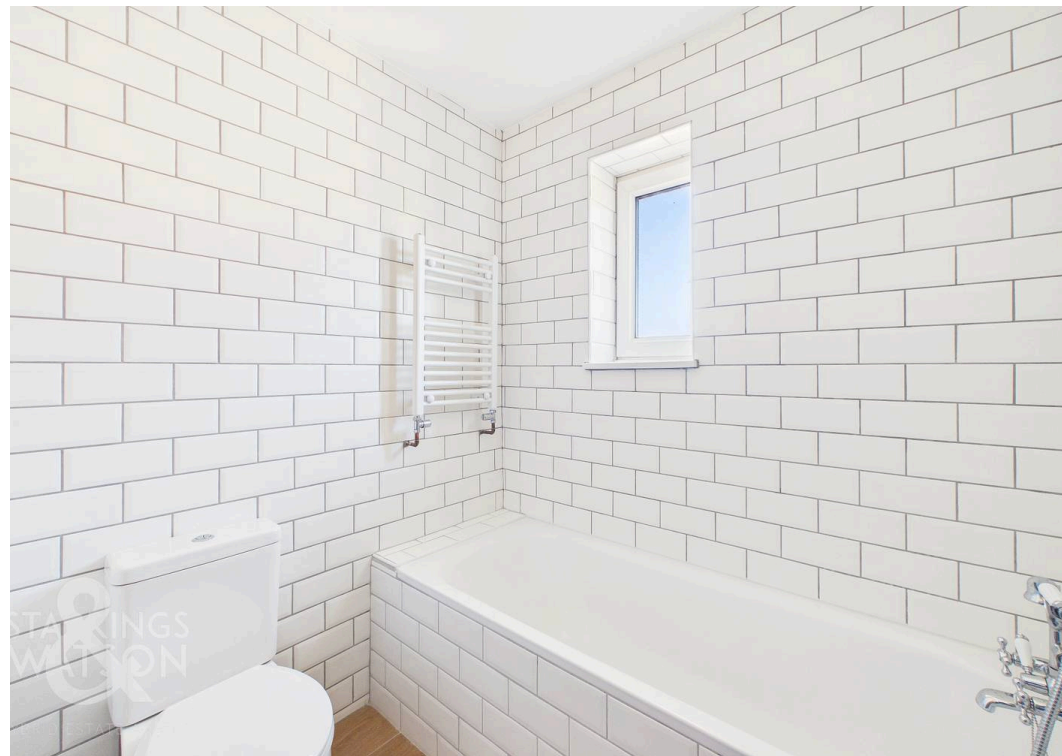
Postcode : NR35 1LA

What3Words : ///broker.croaking.joined

## VIRTUAL TOUR

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



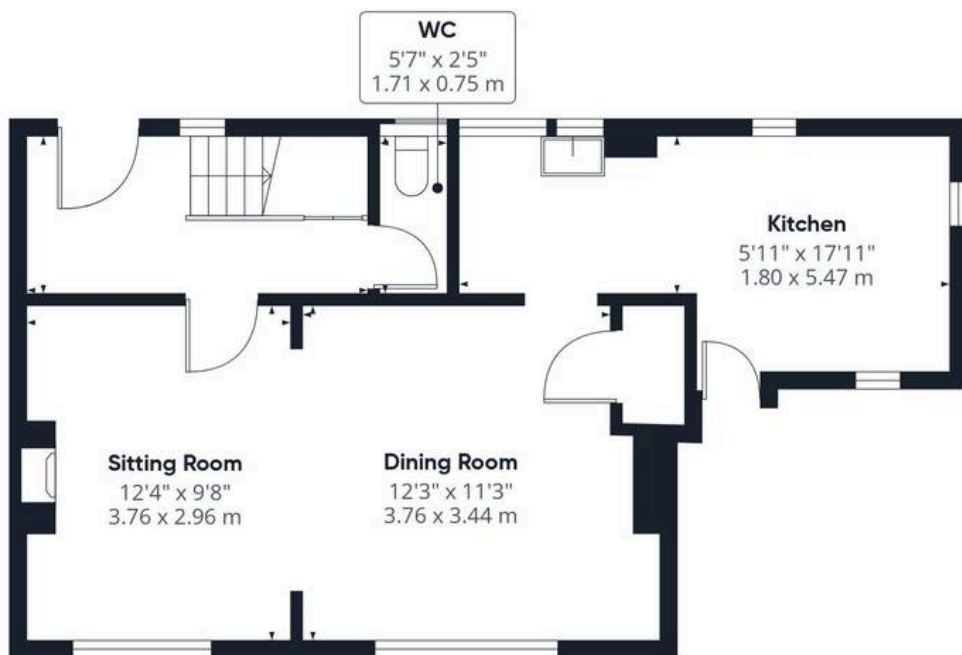




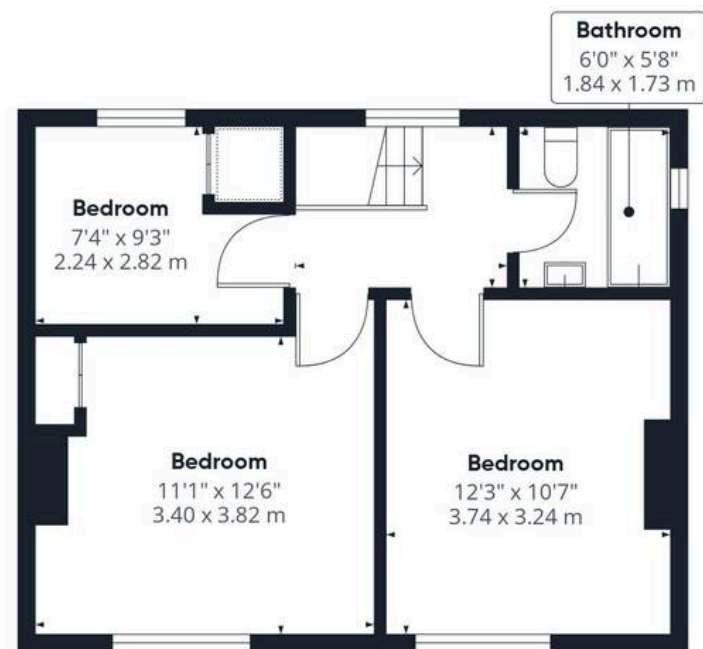
## THE GREAT OUTDOORS

The large rear garden provides plenty of space for families to enjoy. There is an area of hard standing at the rear of the house which leads onto the lawned section. Beyond the lawns are two large outbuildings offering potential to be replaced if required. The garden is enclosed with timber fencing as well as a gate providing access to the frontage.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

900 ft<sup>2</sup>  
83.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





## Starkings & Watson Hybrid Estate Agents

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