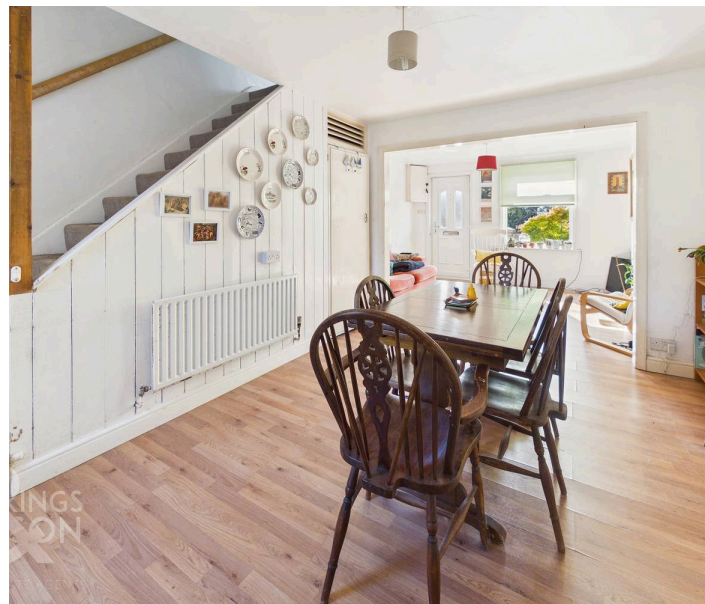




Southend Road, Bungay - NR35 1DN



## Southend Road

Bungay

Nestled in a SOUGHT AFTER RESIDENTIAL LOCATION in the heart of BUNGAY, this beautifully presented THREE BEDROOM MID TERRACE HOME offers a wonderful blend of comfort and versatility, making it an IDEAL FIRST TIME PURCHASE. Step through the main entrance door into the OPEN PLAN SITTING/DINING ROOM (perfect for entertaining or relaxing with family). The spacious layout boasts ample natural light, creating a warm and inviting atmosphere throughout as well as a cosy WOODBURNER within the sitting room. The MODERN KITCHEN beyond the reception space is well-equipped with the main family bathroom found beyond on the ground floor having been recently COMPLETELY RE-FITTED. Upstairs, discover THREE AMPLE BEDROOMS, each thoughtfully designed to maximise comfort and storage, providing flexible options for family living, home working, or guests. Presented in GOOD ORDER, this home is ready to move straight into, allowing you to settle in and enjoy your new surroundings immediately. Externally there are GENEROUS and SUNNY REAR GARDENS with plenty of space for keen gardeners.

- Mid Terrace Home
- Sought After Residential Location
- Presented In Good Order
- Open Plan Sitting/Dining Room
- Re-Fitted Bathroom
- Three Ample Bedrooms
- Private Well Kept Rear Gardens
- Ideal First Time Purchase

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

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

Approached via Southend Road, there is a gated access at the front with a low level brick wall and small front garden as well as the door to the cottage itself.

## THE GRAND TOUR

Entering the cottage via the main entrance door to the front you will find the main sitting room which open plan to the dining room beyond. The sitting room houses a fireplace with an inset wood burner as well as wood effect flooring. The dining room provides stairs to the first floor landing, understairs storage and a door to the rear garden as well as a door into the kitchen. The kitchen benefits from wall and base level storage with rolled edge worktops over as well as space for all white goods. Beyond the kitchen is the re-fitted ground floor bathroom with a panelled bath and rainfall shower over as well as w/c and hand wash basin.

Heading up to the first floor landing there are three bedrooms with the third bedroom off the second bedroom. The main bedroom is found to the front of the house with an equally sized double bedroom to the rear with a built in cupboard for storage. Off the second bedroom is the third bedroom which could of course be used as a dressing room or converted into a bathroom also.

## FIND US

Postcode : NR35 1DN

What3Words : ///outfitter.hiked.irritable

## VIRTUAL TOUR

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

## AGENTS NOTES

The rear garden is bisected with the neighbours in the row.



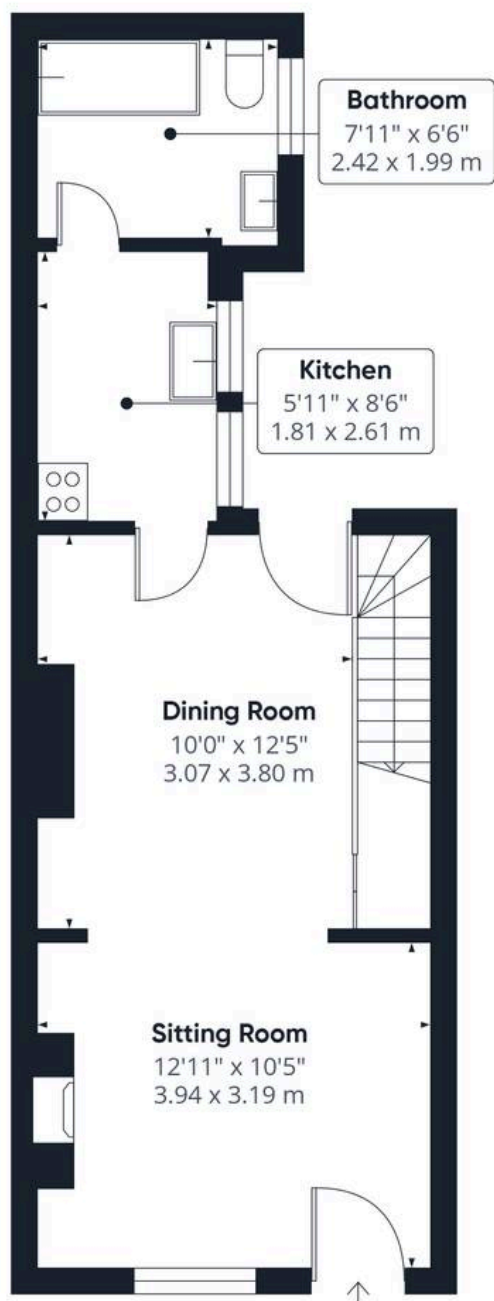




## THE GREAT OUTDOORS

The generous rear garden offers two sections. The first part leading from the rear of the house is paved used as more of a courtyard with the gated and bisected access found for the neighbours in the row. A gate can then be found onto the private section of garden which is mainly laid to lawn with planting surrounding with mature trees and shrubs. This section is fully enclosed with timber fencing as well as an access onto the shared lane to the side at the rear.





Floor 1



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

714 ft<sup>2</sup>  
66.3 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.