



Scales Street, Bungay - NR35 1EA



Scales Street

Bungay

PETS CONSIDERED. Tucked away in a CENTRAL LOCATION within the heart of the town, this DETACHED BUNGALOW is an exceptional BLEND of PRIVACY and CONVENIENCE. The property boasts approximately 1180 sq. ft (stms) of well-proportioned accommodation, making it an ideal choice for those seeking SINGLE-LEVEL LIVING without compromising on space. Upon entering, you are welcomed by a HALL ENTRANCE, leading to the 18' KITCHEN/DINING ROOM - well-appointed and offering ample room for both meal preparation and family dining. The spacious 17' SITTING ROOM is perfect for relaxing or entertaining guests, flowing seamlessly into the adjoining 16' CONSERVATORY - providing a BRIGHT and TRANQUIL SPACE to enjoy VIEWS of the PRIVATE GARDENS throughout the year. There are TWO GENEROUS DOUBLE BEDROOMS, both with BUILT-IN STORAGE. A separate W.C and FAMILY BATHROOM sit adjacent. Additional benefits include a GARAGE, which can be used for secure parking or storage, with WARP-AROUND PRIVATE GARDENS which truly set this property apart.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow
- Approx. 1180 Sq. ft (stms) of Accommodation
- 18' Kitchen/Dining Room
- 17' Sitting Room & 16' Conservatory
- Two Double Bedrooms
- Garage for Storage of Parking
- Wrap Around Private Gardens with Patio & Grass Areas
- Tucked Away & Central Location in the Town

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

Tucked away behind double timber gates, a hard standing footpath opens up with lawned gardens and access leading to the detached bungalow. The garage is also accessed via Scale Street providing direct vehicular access if required.

THE GRAND TOUR

Once inside, the hall entrance is finished with wood effect flooring and useful built-in storage, with doors taking you to the bedroom and living accommodation. The kitchen sits in the centre of the property with an L-shaped arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in eye level electric double oven. Space is provided for a fridge freezer, dishwasher and washing machine, with a further built-in storage cupboard and pantry. Wood effect flooring continues underfoot with a window and sliding patio doors offering excellent natural light. A further door takes you to the adjacent sitting room centred on a feature fireplace and finished with woodblock flooring underfoot, with a further window to front and French doors opening up to the conservatory - providing an extension to the living space with wood flooring underfoot. This light and bright room offers French doors to the raised patio, whilst sitting under a vaulted ceiling from the hall entrance. A separate cloakroom with a two piece suite and tiled splash-backs sits adjacent to the family bathroom which is finished with a three piece suite including a thermostat controlled shower over the bath, with tiled splash-backs and wood effect flooring. The two bedrooms are both finished with fitted carpet and include a range of built-in storage units with garden views to the rear.

FIND US

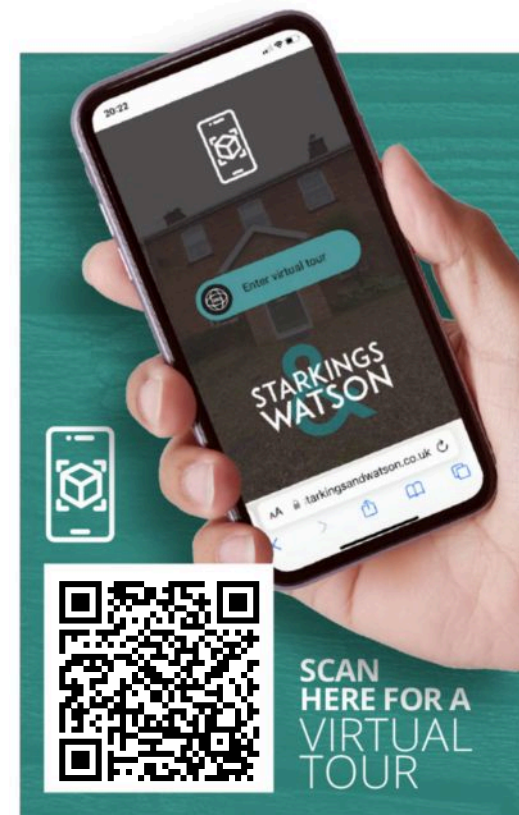
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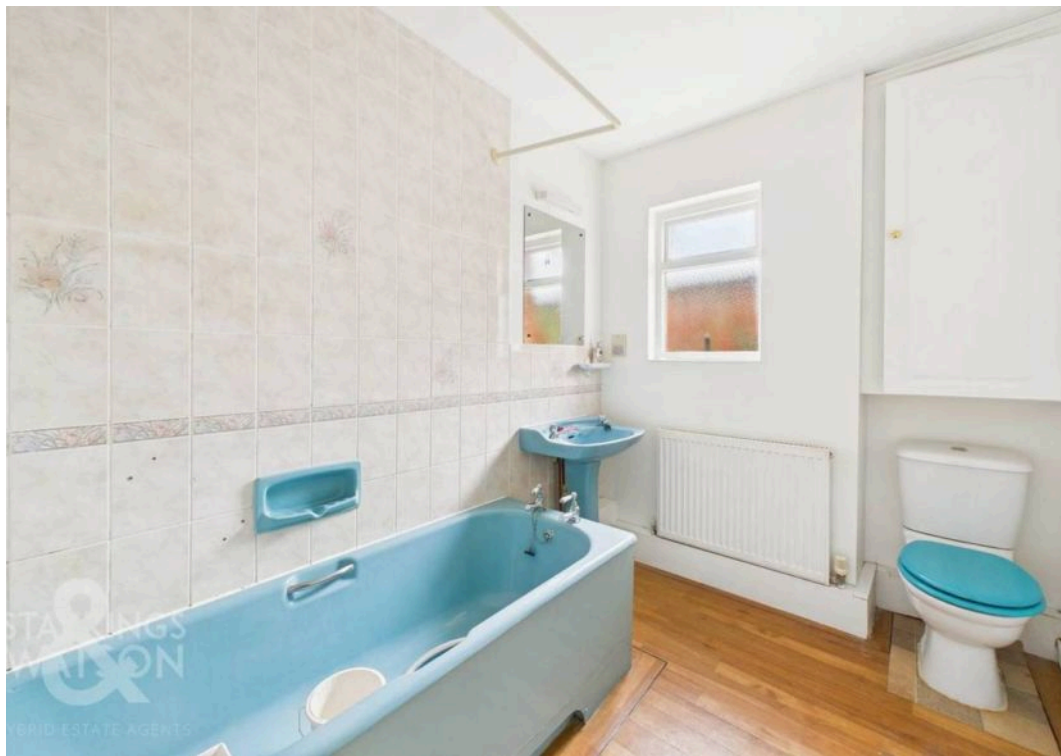
VIRTUAL TOUR

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

AGENTS NOTES

The property is located close to commercial premises.



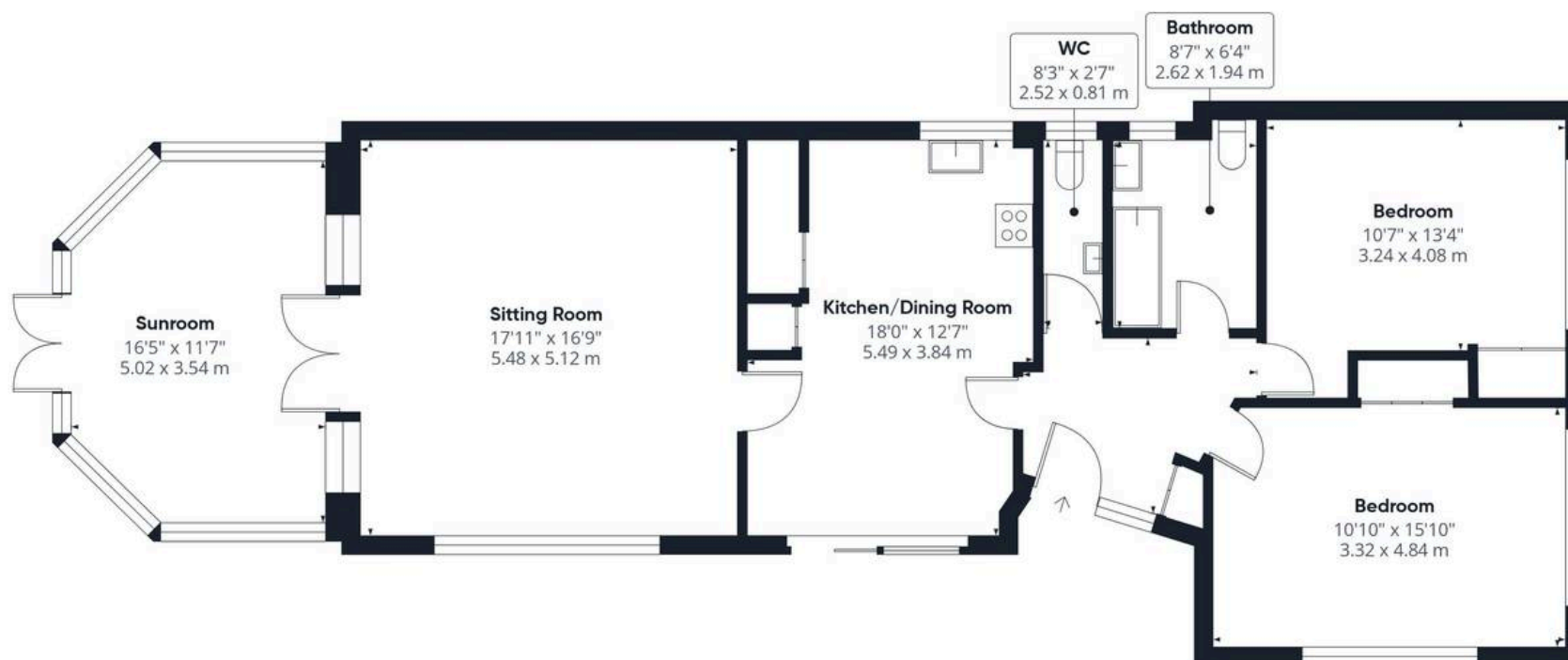




THE GREAT OUTDOORS

The gardens wrap around the property with areas of grass and patio seating, whilst a wide variety of mature planting and shrubbery add to the privacy the property enjoys. Enclosed within brick walling, hedging and timber panel fencing, the front gardens remain usable with an access door taking you to the garage. The garage is accessed via a side door or doors directly from Scale Street.





Approximate total area⁽¹⁾

1180 ft²
109.5 m²

(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.

GIRAFFE360





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