



Fairfield Road, Bungay - NR35 1RY

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Fairfield Road

Bungay

Guide Price £325,000 - £350,000. This IMPRESSIVE THREE BEDROOM DETACHED BUNGALOW offers a rare combination of space, comfort, and countryside living, with an EXTENDED FOOTPRINT OF OVER 1230 SQFT (stms) and a tranquil position BACKING DIRECTLY ONTO FARMLAND. Step inside to discover a thoughtfully designed layout, featuring an 18' SITTING ROOM that seamlessly flows into a bright GARDEN ROOM ADDITION - perfect for both relaxed family living and entertaining. The GENEROUS KITCHEN is complemented by a separate UTILITY SPACE, ensuring practicality and convenience for daily routines. Each of the THREE AMPLE BEDROOMS provides generous proportions and flexibility, while TWO WELL-APPOINTED BATHROOMS cater to busy households and visiting guests alike. Throughout the home, you will find a welcoming atmosphere that adapts to your lifestyle. The property also benefits from a LARGE DRIVEWAY and an INTEGRAL GARAGE, offering ample parking and secure storage. Externally there are GENEROUS GARDENS to both the front and rear.



The rear garden is a true highlight, offering uninterrupted views over open farmland, providing a peaceful backdrop for alfresco dining, gardening, or simply unwinding in the fresh air. Mature planting, level lawns, and established borders create an inviting space for children to play or adults to relax, while the front garden adds kerb appeal and a sense of arrival.

Council Tax band: C

Tenure: Freehold

- Detached Bungalow
- Backing Onto Farmland
- Extended Footprint Of Over 1230 SQFT (stms)
- 18' Sitting Room With Garden Room Addition
- Kitchen & Separate Utility Space
- Three Ample Bedrooms & Two Bathrooms
- Generous Gardens To Front & Rear
- Large Driveway & Integral Garage

The property is situated on the edge of the quaint market town of Bungay. Within walking distance to the town centre, offering an extensive range of amenities including doctors, schooling, dentist, 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

Fairfield Road is a quiet cul-de-sac and the bungalow can be found at the top of the road with a large hard standing driveway providing plenty of parking leading to the single integral garage. There are generous front gardens with mature lawns offering an array of mature trees and shrubs creating a sense of privacy. The main entrance door is found to the front.

THE GRAND TOUR

Entering via the driveway a useful porch can be found leading into the hallway. Heading to the right of the hall two bedrooms can be found, both of which are double rooms and both have built in wardrobes. The third bedroom is currently used as a dining room and is found off the hallway also in the other direction with a window facing to the front. The main sitting room measuring approximately 18' is a room filled with natural light providing plenty of space for soft furnishings. There is a glazed wall with double internal doors leading into the extended garden room beyond which enjoys pleasant views over the garden. The garden room also leads out to the garden beyond. Off the hallway you will also find the main family bathroom which benefits from a bath with shower over, w/c and hand wash basin. The kitchen is found adjacent and is generous in size offering a range of wall and base level units with rolled edge worktops over. There is an integrated electric oven with gas hob over as well as space for various white goods.

Leading off the kitchen is the utility space with a further range of storage units and space and plumbing for white goods. There is a back door into the garden as well as a door into the second bathroom set up as a wet room providing a walk in shower, w/c and hand wash basin.

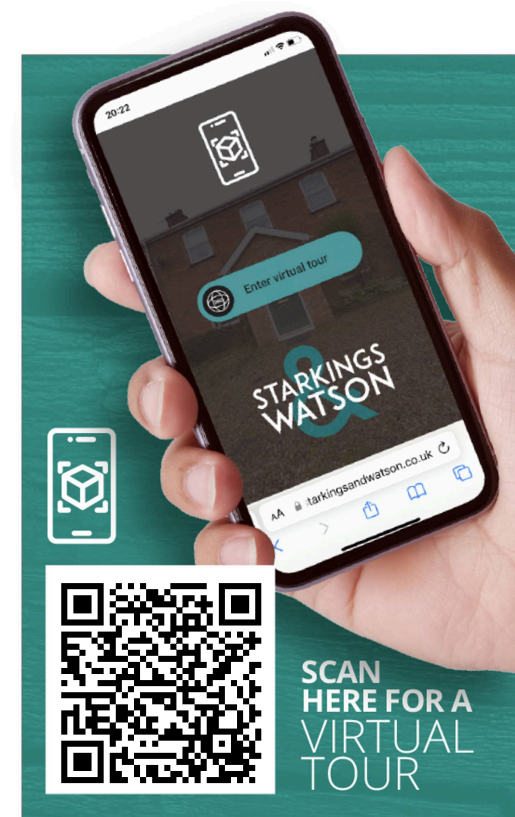
FIND US

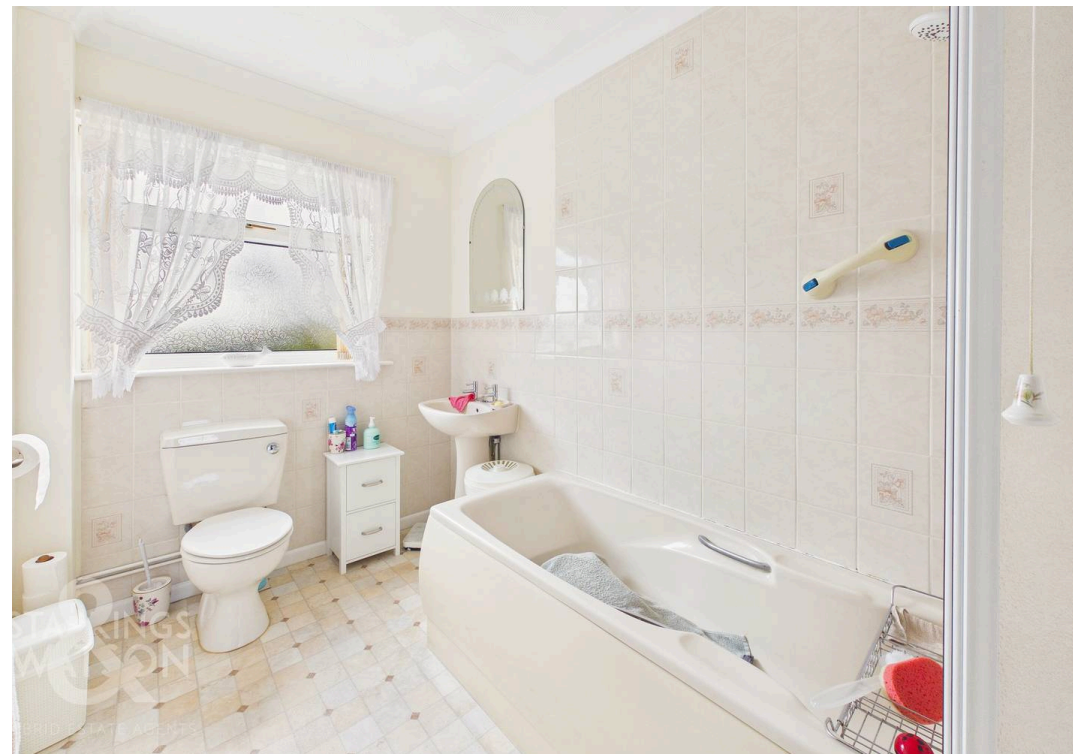
Postcode : NR35 1RY

What3Words : ///gravy.engineers.admires

VIRTUAL TOUR

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

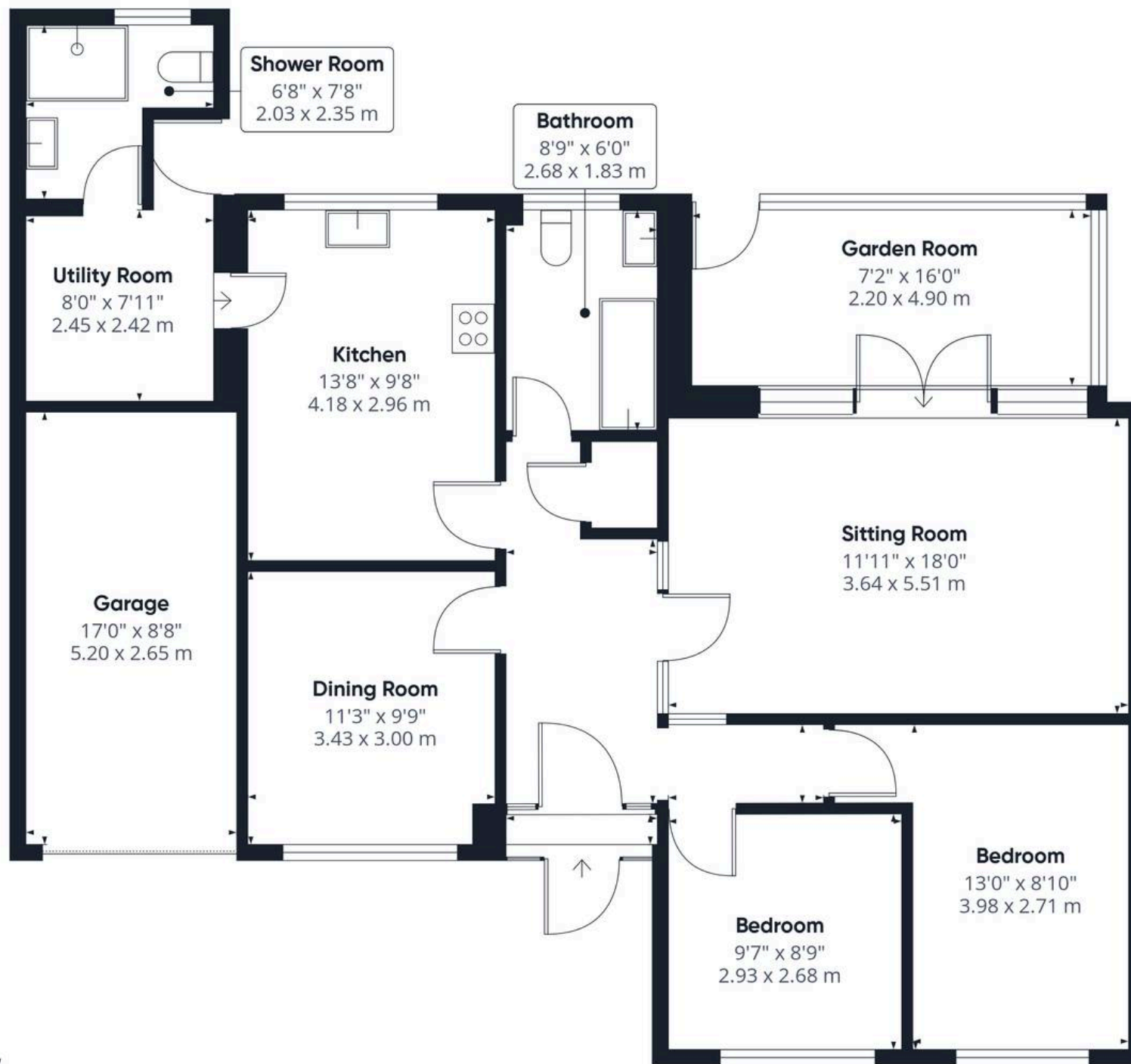




THE GREAT OUTDOORS

The private and enclosed rear garden backs onto the fields providing a very pleasant backdrop. The garden is mainly laid to lawn with mature hedging surrounding. There is a paved patio area providing the ideal spot for outside dining. Within the garden there is a timber shed as well as side access to the front.





Approximate total area⁽¹⁾

1236 ft²
114.9 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.

GIRAFFE 360





Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.