



Ethel Mann Road, Bungay - NR35 1SG

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Ethel Mann Road

Bungay

NO CHAIN! Presenting this ATTRACTIVE THREE BEDROOM SEMI-DETACHED HOME, offered to the market with NO ONWARD CHAIN with IMMEDIATE OCCUPANCY and ideally positioned on a SOUGHT-AFTER CORNER PLOT. Upon entering, you are welcomed by a BRIGHT ENTRANCE HALLWAY that leads to a SPACIOUS MAIN SITTING ROOM, perfect for relaxing or entertaining (featuring a large window that fills the space with natural light) as well as double doors to the garden. The MODERN KITCHEN/DINING ROOM provides the perfect setting for family meals, with AMPLE UNIT STORAGE, some integrated appliances, and space for a dining table, ensuring a sociable atmosphere. Upstairs, you will find THREE AMPLE BEDROOMS, all well-proportioned and offering flexibility for family living, home working, or guests. The FAMILY BATHROOM provides neutral décor with a corner bath and shower over. Additional benefits include DOUBLE GLAZING and GAS CENTRAL HEATING throughout, ensuring comfort and efficiency all year round. There is also a generous and SUNNY REAR GARDEN as well as DRIVEWAY PARKING and a SINGLE GARAGE to the front.



This property is the IDEAL FIRST TIME PURCHASE, also provides generous living space, combining generous living spaces with practical features and a welcoming feel, ready for you to move straight in.

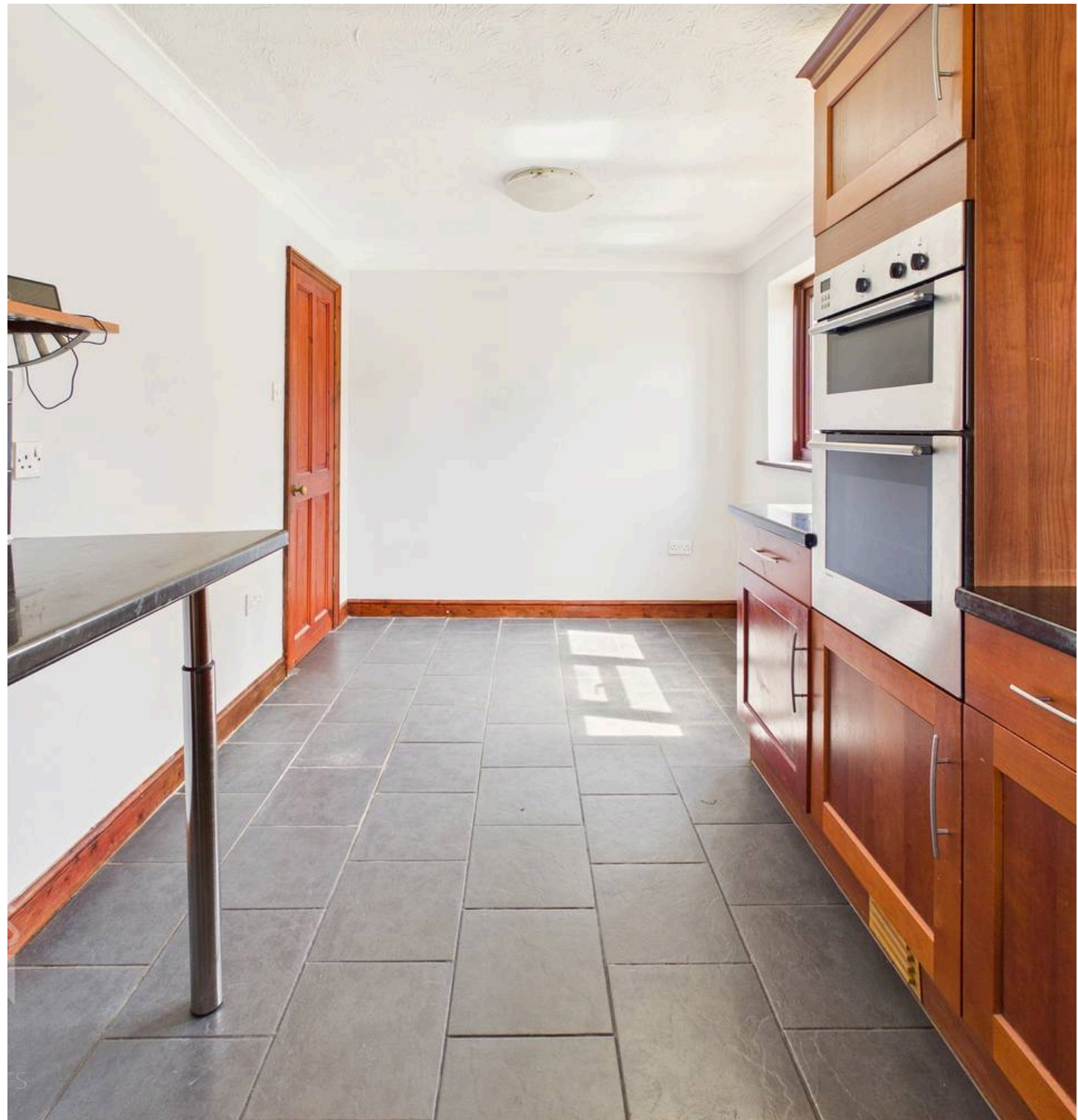
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Three Bedroom Semi-Detached Home On Corner Plot
- Kitchen/Diner & Separate Main Sitting Room
- Three Ample Bedrooms
- Family Bathroom
- Generous & Private Rear Garden
- Driveway Parking & Single Garage
- Ideal First Time Purchase

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, schools and amenities where you find an extensive range of amenities including doctors, 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 using the quiet cul-de-sac the house can be found on a corner plot with front lawns and a mature tree. To the side there is hard standing driveway parking leading to the single garage. There is gated side access leading to the enclosed rear garden with the main entrance door found to the side into the hallway.

THE GRAND TOUR

Entering the house via the main entrance door there is hallway with stairs ahead to the first floor. To the left is the main sitting room and to the right is the kitchen/dining room. The main sitting room is flooded with natural light and offers double doors onto the rear garden as well as plenty of space for soft furnishings. The kitchen/dining room features an understairs cupboard built in as well as plenty of space for table and chairs. The kitchen offers a range of wall and base level units with rolled edge worktops over. There is an integrated oven and grill as well as gas hob with space for all other white goods.

Heading up to the first floor landing there is built in storage, three ample bedrooms and the family bathroom. The main bedroom is a generous size with a dual aspect and ample room for bedroom furniture. The two other bedrooms on the other side of the landing are decent single rooms. The family bathroom features a corner bath with shower over, w/c and hand wash basin also.

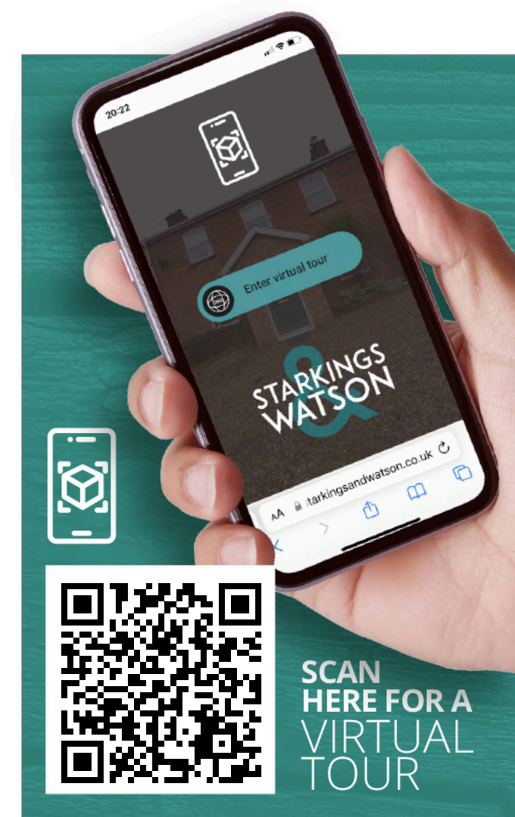
FIND US

Postcode : NR35 1SG

What3Words : ///dared.throat.makeovers

VIRTUAL TOUR

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

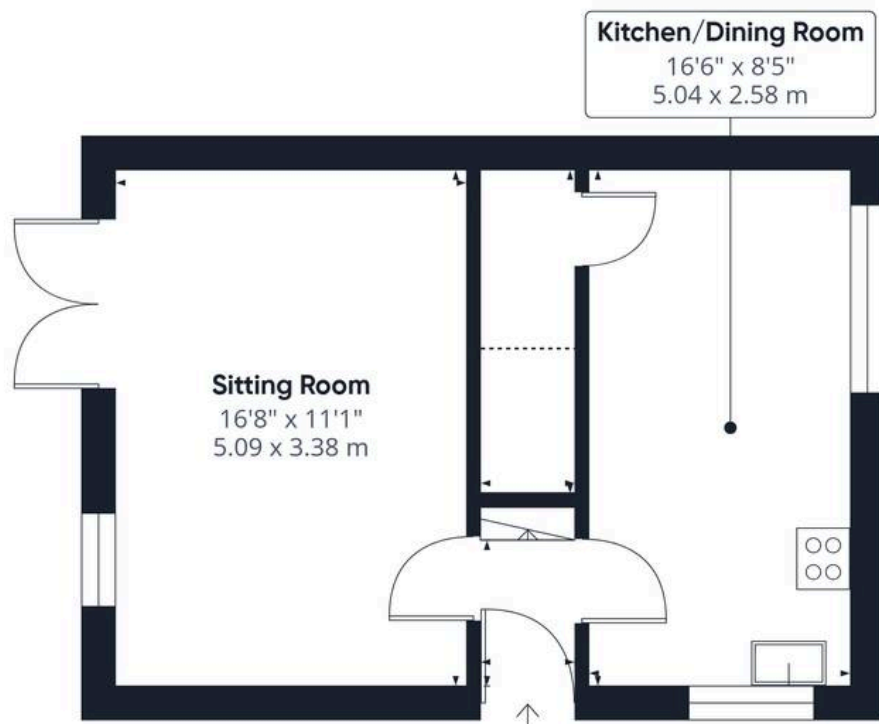




THE GREAT OUTDOORS

The private rear garden offers a sunny aspect and is mainly laid to lawn. There is a paved patio, lower and upper with artificial lawn and a storage shed. The garden is enclosed with timber fencing and there is a gated access to the driveway also.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

723 ft²
67.3 m²

Reduced headroom

13 ft²
1.2 m²

(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





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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.