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Waveney Crescent,
Bungay, Suffolk

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ESTATE AGENTS

Ready to re-imagine, this deceptively spacious, detached three bedroom bungalow is superbly situated in the heart of the popular Norfolk/Suffolk border village of Earsham. Boasting central heating and double glazing throughout the property is in need of a cosmetic refurbishment, allowing for a new owner to create a delightful home to their own taste. Externally the walled frontage opens to give access to the bungalow and garage, whilst at the rear the garden again presents a superb space to re-design. Viewing is essential.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Master Bedroom
- Bedroom Two (Double)
- Bedroom Three (Small Double)
- Shower Room
- Garage
- Enclosed Garden



Property

Stepping through the front door of this spacious bungalow, we are welcomed by the generous entrance hall, where doors lead to all of the accommodation. To the left we push open the door to the sitting room where the feeling of space and exceptional amounts of natural light that flow through the property are instantly apparent. Windows to two aspects look onto the garden at the front whilst an open fireplace provides a cosy focal point to the room. Set to the rear of the property, we find the kitchen/breakfast room, this spacious room again enjoys a dual aspect, filling the space with natural light. A range of fitted cupboards are found with the sink positioned below a window looking onto the rear garden. A pantry features along with the airing cupboard and boiler cupboard. An Aga is in place providing a great feature to the room (not reported as working). A door opens to the rear, leading to a small lobby and in turn to the garden. Back in the hall we step through to find the shower room set to the rear. Fitted with a double width shower, wash basin and w/c. Adjacent we find the first and smallest of the double bedrooms overlooking the rear aspect, a versatile room that could serve as a second reception room if needed. On the opposite side of the hall we find the generous guest bedroom with built in storage enjoying a view of the rear whilst completing the accommodation the master bedroom is set looking onto the front aspect offering fitted wardrobes and ample space for our master bedroom furnishings.







Outside

From Waveney Crescent we approach the property at the foot of the cul-de-sac, providing a peaceful spot with no passing traffic. The walled front garden offers a generous and versatile space that currently has a pedestrian gate opening to the path that leads to the front door and double gates that open to the compact driveway space, which in turn leads to the single garage. The front garden enjoys a range of planted shrubs but could be opened up to provide a superb parking area if needed. The path continues from the front to a side gate that opens to the rear garden. At the rear the garden is fully enclosed with timber fencing. The oil tank and a green house are in situ whilst the garden space itself is ready for a make over.

Location

This property is situated footsteps from the village green in the heart of the peaceful rural village of Earsham, one mile west of the market town of Bungay. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil central heating and hot water. Mains electricity, drainage and water.

Energy Rating: E

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR35 2TW

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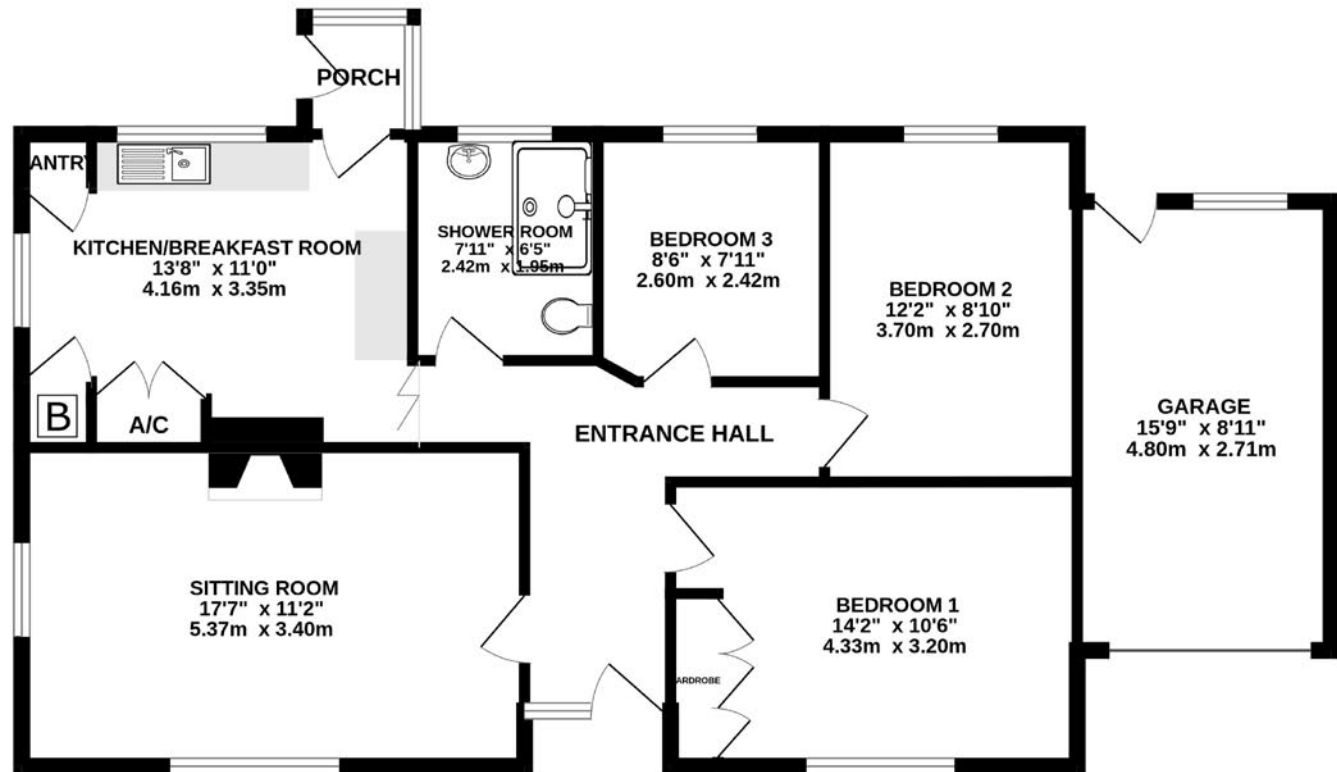
Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £235,000



TOTAL FLOOR AREA: 955 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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