



Garden Close, Bungay - NR35 1JD



## Garden Close

Bungay

NO CHAIN! This WELL PRESENTED THREE BEDROOM END OF TERRACE HOUSE offers an exceptional opportunity to secure a spacious, modern family home with NO ONWARD CHAIN, situated in a HIGHLY SOUGHT-AFTER RESIDENTIAL LOCATION. Upon entering, you are greeted by a welcoming HALLWAY that leads to a LIGHT-FILLED MAIN SITTING ROOM, perfect for relaxing or entertaining guests. The heart of the home is the OPEN PLAN KITCHEN/DINING ROOM to the rear, featuring a range of storage units and space for white goods as well views over the garden, seamlessly flowing into the dining area (ideal for family meals or gatherings). Upstairs, you will find THREE GENEROUSLY SIZED BEDROOMS, each thoughtfully designed to maximise comfort and privacy, alongside a FAMILY BATHROOM. The property is presented in EXCELLENT ORDER throughout ready to make your own mark and boasts a versatile layout that suits a range of lifestyles, from growing families to professional couples.



Additional benefits include DOUBLE GLAZING, GAS CENTRAL HEATING, and useful storage solutions, ensuring convenience and energy efficiency at every turn. The rear garden provides a SUNNY ASPECT and has been FULLY LANDSCAPED providing a low maintenance space ideal for outside entertaining. Ample parking can be found on road.

- No Chain!
  - End Of Terrace Family Home
  - Presented In Excellent Order
  - Open Plan Kitchen/Diner Opening Onto The Garden
  - Separate Main Sitting Room
  - Three Bedrooms & Family Bathroom
  - Corner Plot With Large Landscaped Rear Garden
  - Popular Residential Location
- Council Tax band: A  
Tenure: Freehold  
EPC Energy Efficiency Rating: C



The property is situated on a cul-de-sac development in the quaint market town of Bungay within 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 Garden Close the house can be found on a generous corner plot with lawns to the side and front as well as pathway to the front which from the roadside to the main entrance door. There is gated access from the front leading to the rear garden also. Parking can be found on road.

### THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway leading into the main sitting room. The hallway is carpeted with stairs ahead to the first floor landing as well as understairs storage. The sitting room which is front facing is a bright space with a brick built fireplace housing an electric fire with an arch into the kitchen/dining room to the rear. The dining area is open plan to the kitchen with double doors onto the rear garden beyond. The kitchen is well presented with a range of base level units and rolled edge worktops over as well as space for all white goods.

Heading up to the first floor landing there is a storage cupboard and access to all further rooms. There are three bedrooms all of a generous size with two doubles and one single. The family bathroom offers a bath, w/c and hand wash basin.

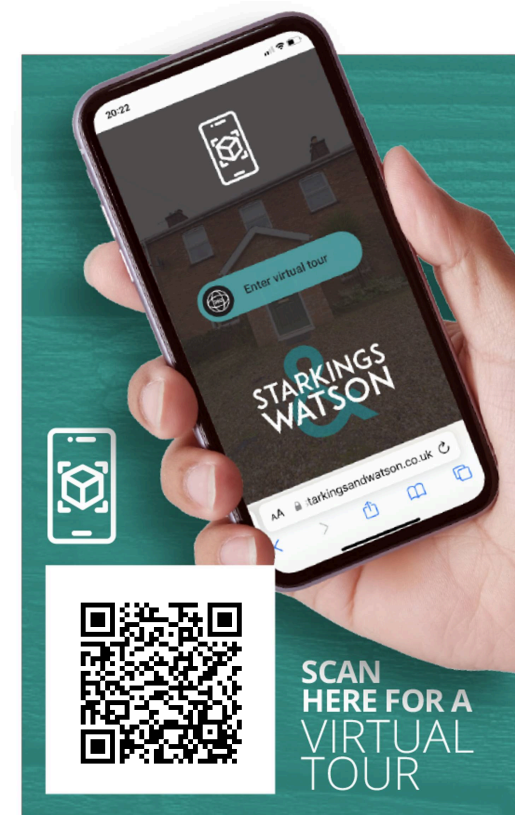
### FIND US

Postcode : NR35 1JD

What3Words : ///rental.stickler.vivid

### VIRTUAL TOUR

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







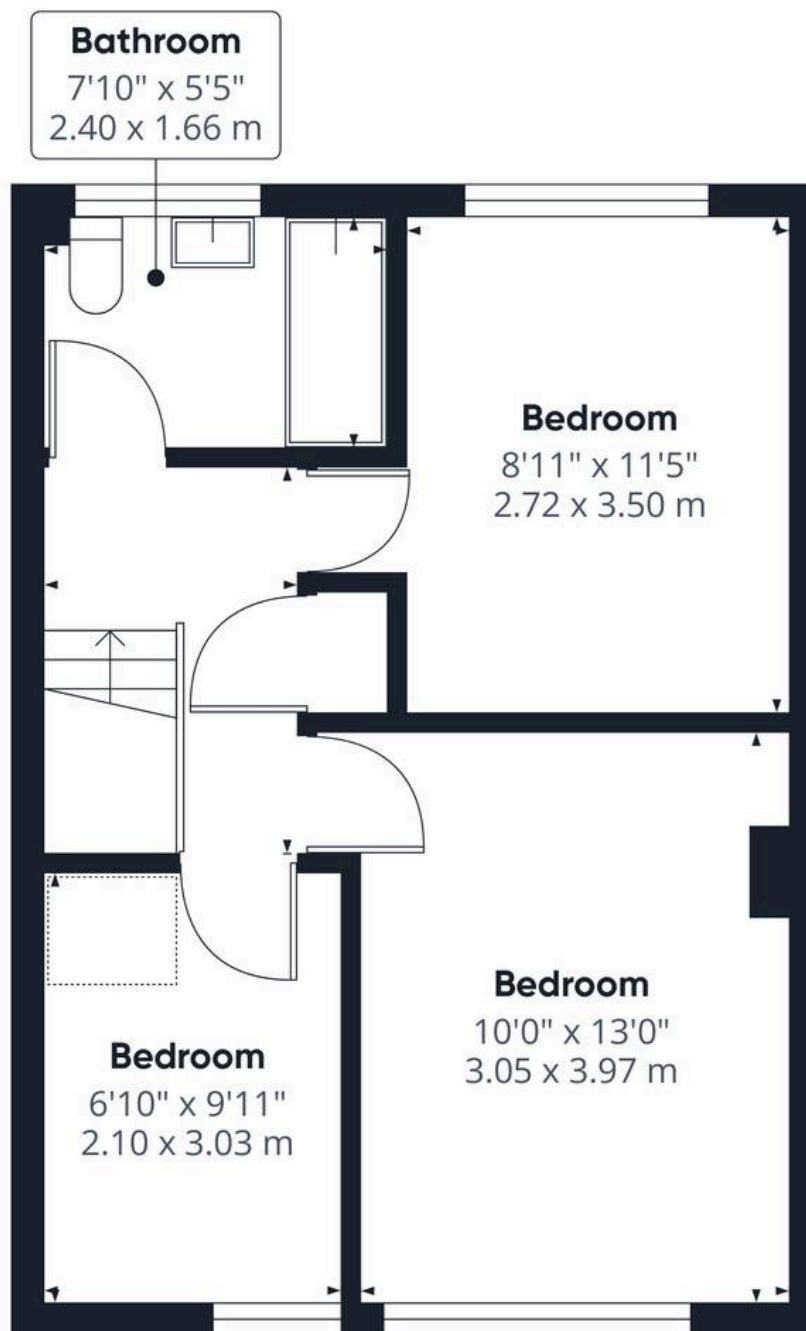
## THE GREAT OUTDOORS

The rear garden has been fully landscaped for ease of maintenance. The corner plot garden provides more space than you might expect and is laid to patio with a low level brick wall and planting borders. The garden is enclosed with brick walls and timber fencing as well as gated access to the side leading to the frontage.





Ground Floor



Floor 1

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

802 ft<sup>2</sup>

74.5 m<sup>2</sup>

(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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