



Waveney Road, Bungay - NR35 1LJ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Waveney Road

Bungay

NO CHAIN. This ATTRACTIVE TWO BEDROOM SEMI DETACHED HOUSE is perfectly positioned in an ELEVATED LOCATION, offering FAR REACHING VIEWS over the town of Bungay. Step inside to discover a SPACIOUS AND BRIGHT SITTING ROOM, complete with a feature ELECTRIC FIRE (ideal for cosy evenings), leading seamlessly into a MODERN KITCHEN. The kitchen is thoughtfully designed with ample storage and worktop space, and flows directly into the GARDEN ROOM (a wonderful spot for casual dining or relaxing with a book). Upstairs, TWO GENEROUS BEDROOMS provide comfortable accommodation, both enjoying plenty of natural light and views across the town, while the FAMILY BATHROOM is fitted with contemporary fixtures. Practical benefits include OFF ROAD PARKING and a GARAGE, ensuring convenience for residents and visitors alike. This property is ideal for those seeking a welcoming home with versatile living spaces, all set within a peaceful residential area and presented in 'MOVE IN' condition. The rear garden offers a private tiered space set over three levels with an IMPRESSIVE DECKED AREA, where you are greeted by WONDERFUL VIEWS over Bungay (the perfect backdrop for outdoor entertaining or a quiet morning coffee). The decking offers ample space for outside furniture, making it ideal for gatherings or simply soaking in the tranquil atmosphere.



There are then further lawns and landscaping beyond with well established planting.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Chain!
- Semi Detached House with Garage
- Spacious & Bright Sitting Room With Electric Fire
- Modern Kitchen Leading Into Garden Room
- Two Generous Bedrooms & Family Bathroom
- Elevated Position With Far Reaching Views Over The Town
- Tiered, Enclosed Rear Garden With Decking
- Off Road Parking and Garage

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 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

Using Waveney Road, a Cul-De-Sac, the house is located towards the far end in a quiet position with hard standing parking driveway to the side leading to the single garage. There are lawned front gardens and a pathway leading to the main entrance door at the front.

THE GRAND TOUR

Entering the house via the main entrance door you are straight into the main reception room with an electric fire and space for sitting and dining as well as understairs storage and the stairs ahead to the first floor landing. A door leads through to the kitchen beyond which features a range of wall and base level units with rolled edge worktops over. There is an electric oven with hob over as well as space for all further white goods and the wall mounted gas fired boiler. A door leads into the extended garden room offering excellent views over the garden and the far reaching views beyond.

Heading up to the first floor landing there are two double bedrooms both with built in storage cupboards with the room to the rear benefitting from excellent far reaching views across the town. The family bathroom features a three piece suit with a bath and shower over as well as w/c and hand wash basin also.

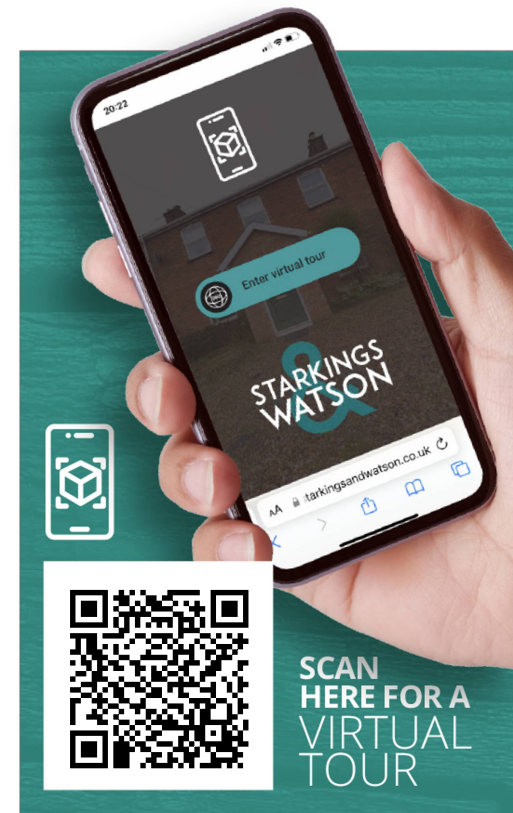
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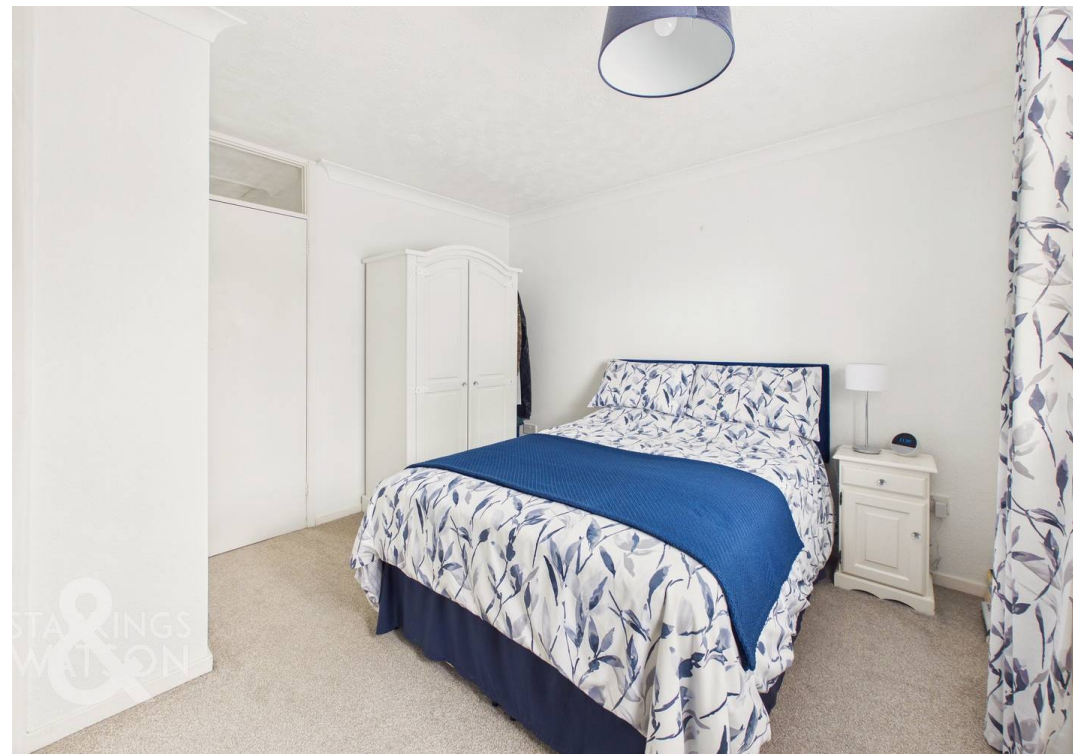
Postcode : NR35 1LJ

What3Words : [///birthing.recently.grants](https://www.what3words.com/#!/en/0984-0984-0984-birthing.recently.grants)

VIRTUAL TOUR

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



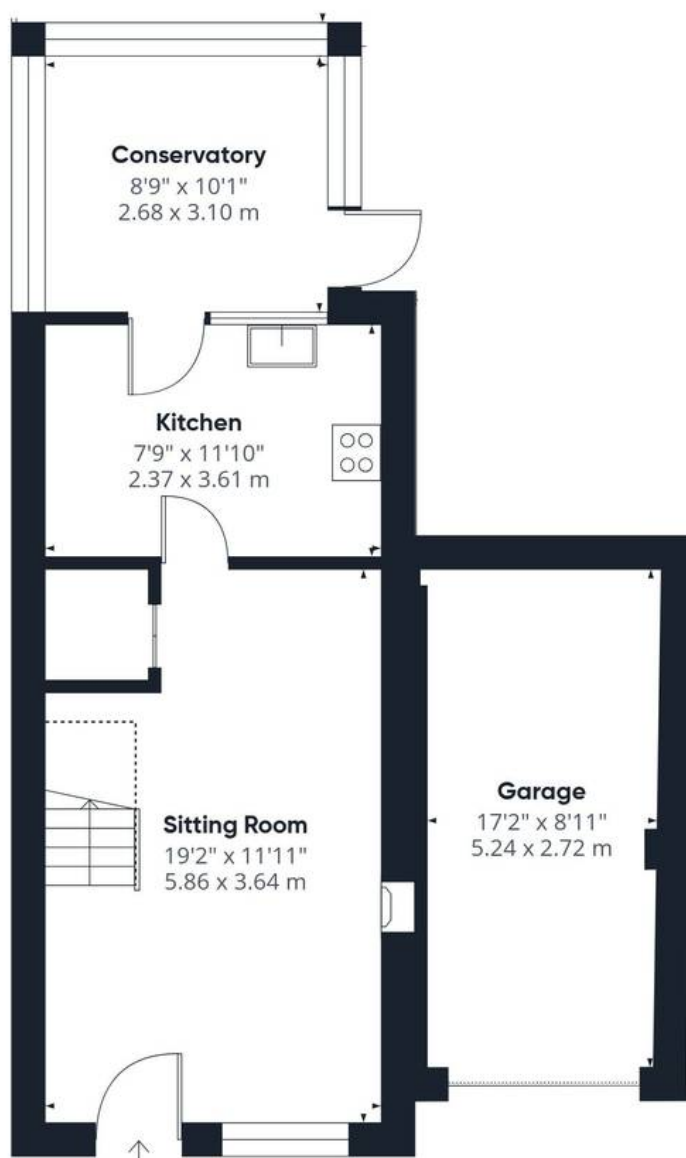




THE GREAT OUTDOORS

Stepping out of the garden room onto a large decked area, you will find yourself amazed by the wonder view over Bungay itself. With plenty of room for outside furniture, this is the perfect area for outside entertaining or a morning coffee while soaking in the atmosphere. The garden is then tiered into two further sections, with lawn and well established planting, while all enclosed with panel fencing. There is also a small small potting shed as well as gated access to the side passage leading to the frontage.





Floor 1

Approximate total area⁽¹⁾

846 ft²
78.8 m²

Balconies and terraces

385 ft²
35.8 m²

Reduced headroom

17 ft²
1.6 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.

GIRAFFE360





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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 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.