



Throckmorton Road, Bungay - NR35 1JN



Throckmorton Road

Bungay

This WELL PRESENTED AND RECENTLY RENOVATED THREE BEDROOM TERRACED HOUSE offers superb modern living within a residential location, just a stone's throw from LOCAL AMENITIES, EXCELLENT TRANSPORT LINKS, and GOOD SCHOOLING. Upon entry, you are welcomed into a LIGHT-FILLED 13' SITTING ROOM featuring a practical STORE CUPBOARD (ideal for coats, shoes, or everyday essentials). The heart of the home is the STUNNING 21' KITCHEN/DINING ROOM, newly fitted and boasting a WIDE UPVC BAY WINDOW to the front, flooding the space with natural light and providing ample room for family dining or entertaining guests. Upstairs, THREE GENEROUS DOUBLE BEDROOMS are accessed off a central landing, with the master bedroom benefitting from a VERSATILE STORAGE CUPBOARD (perfect for a wardrobe, dressing area, or additional shelving). The WELL APPOINTED THREE PIECE FAMILY BATHROOM includes a shower over the bath, sleek tiling, and modern fixtures, ensuring comfort and convenience for all. This property is the perfect blend of character and functionality, ready for you to move straight in and enjoy.



Externally, PARKING OFF ROAD to the front can be found alongside a SIZEABLE and ENCLOSED REAR GARDEN beyond providing plenty of space for children to play.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Well Presented & Recently Renovated Terrace Home
- A Stones Throw Away From Local Amenities, Transport Links & Outstanding Ofsted Rated School
- 13' Sitting Room With Fireplace & Store Cupboard
- Newly Fitted 21' Kitchen/Dining Room With Wide UPVC Bay Window To Front
- Three First Floor Double Bedrooms Off Landing With Master Featuring Versatile Storage Cupboard
- Well Appointed Three Piece Family Bathroom With Shower Over Bath
- Fully Enclosed Expansive Rear Garden, Low Maintenance & Laid To Lawn
- Off Road Parking To Front



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

Off Throckmorton Road there is off road parking to the front using the drop curb. A gated pathway to the side leads down to the main entrance door at the front as well as a shared pathway with the neighbour leading to the rear garden.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a welcoming hallway leading to both the sitting room and the kitchen/dining room. The sitting room offers a newly fitted wood effect flooring as well as a window to the rear, and a large walk in cupboard with useful storage. The kitchen/dining room measuring approx 21' (stms) is a generous family space again with wood effect flooring, plenty of space for a dining table, newly fitted kitchen with a range of units and modern worktops over as well as space for various white goods. There is an integrated electric oven with hob and extractor fan over. There is a door leading to the rear garden also.

Heading up to the first floor landing you will find newly laid carpets leading to three bedrooms and a family bathroom. The modern bathroom features a three piece suite with bath and shower over as well as w/c and hand wash basin. There are three double bedrooms one of which has a large walk in storage cupboard. The house benefits from recently installed gas fired central heating as well as uPVC double glazing with all new flooring throughout.

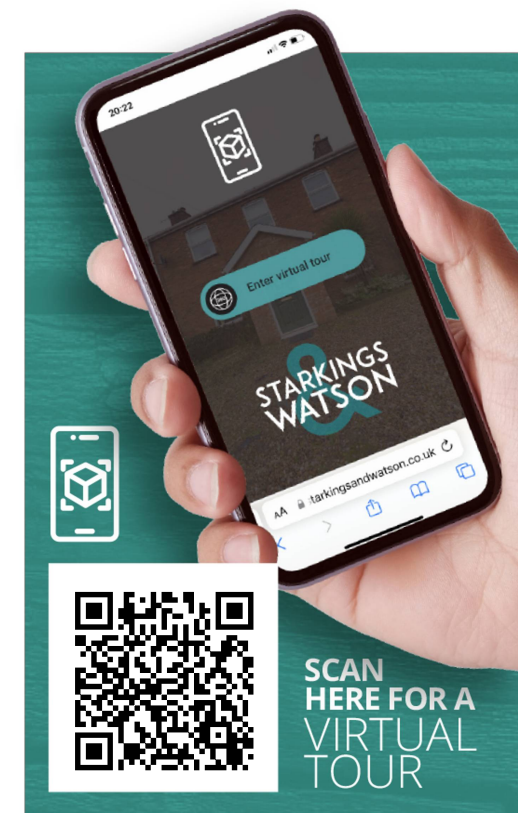
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VIRTUAL TOUR

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



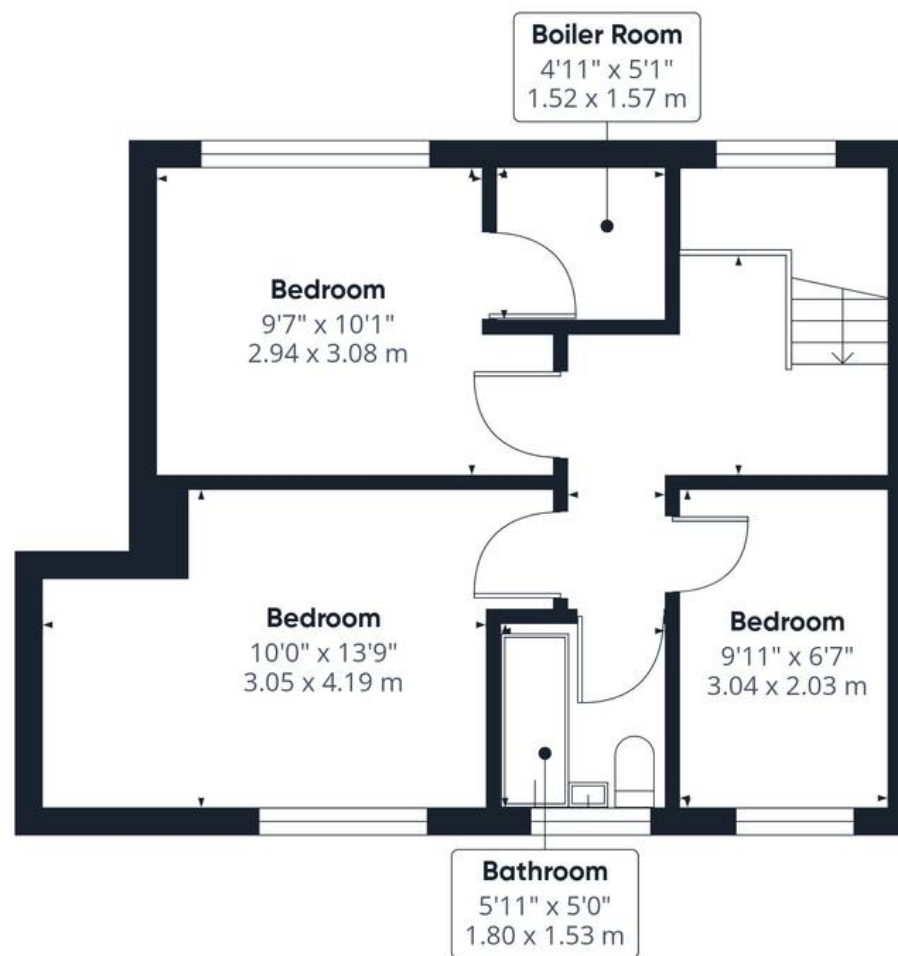
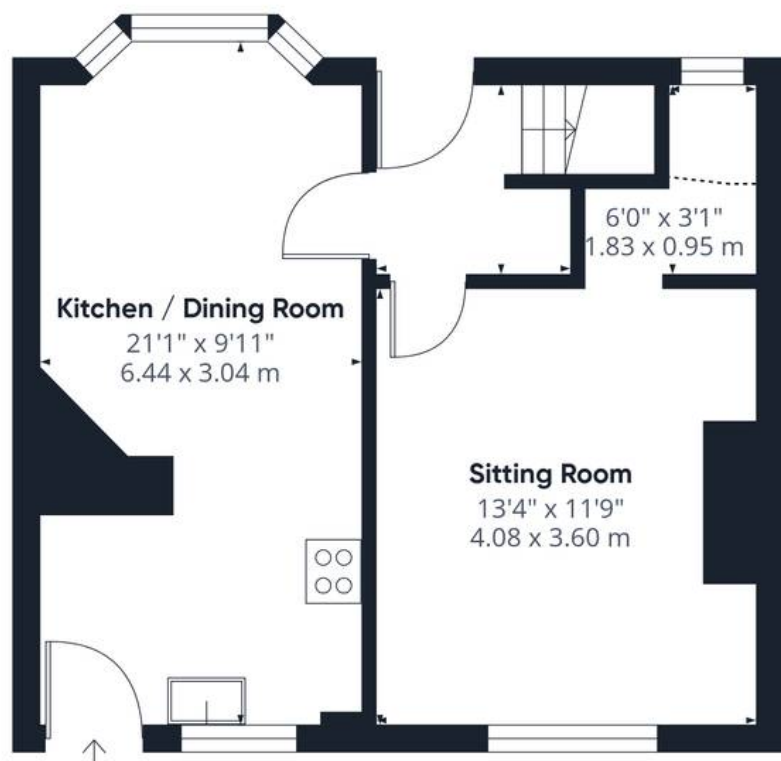




THE GREAT OUTDOORS

Stepping out from the kitchen, the rear garden is presented in a low maintenance aspect, with timber panel fencing enclosing the space creating privacy and peace of mind. To the front, the paved patio and decked seating area is perfectly positioned for a morning coffee while a brick shed sits beside for garden tools and storage. Adjacent, the laid to lawn plot extends out with a variety of shrubs to the front and rear with a secondary wooden shed for conversion into a summer house, or extra storage.





Approximate total area⁽¹⁾

845 ft²

78.6 m²

Reduced headroom

10 ft²

0.9 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





Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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