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Hillside Road East
Bungay, Suffolk

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Immaculately presented, deceptively spacious & chain free. This two bedroom, detached, bay fronted bungalow brings the 'wow' factor having undergone a full internal refurbishment to an exacting standard, perfectly blending the character of the property with this carefully executed, modern finish throughout. Internally the immaculate accommodation boasts a 26.ft kitchen/dining room, sitting room, conservatory, two generous double bedrooms and a shower room, whilst outside we find extensive off road parking and frontage, garage and workshop, along with a generous south easterly facing enclosed rear garden. Offered chain free this is an opportunity not to be missed.

Accommodation comprises briefly:

- Entrance Hall • Sitting Room
- 26.ft Kitchen/Dining Room • Garden Room
- Master Bedroom • Second Double Bedroom
- Shower Room • Garage & Workshop
- Extensive Parking & Frontage
- South Easterly Facing Rear Garden



Property

Stepping through the front door of this stunning home we are welcomed by the entrance hallway, an ideal spot for our coats and boots after enjoying one of the many green walks that surround the town. This central space flows seamlessly to all of the accommodation. Set to the left of the hallway we find the two superbly proportioned double bedrooms. The larger sits to the front of the bungalow and enjoys a bay window that fills the room with natural light whilst the second bedroom offers another impressive double room and enjoys a view over the rear gardens. At the head of the hall we find the shower room where the exceptional finish and attention to detail becomes truly apparent. A double width shower, w/c and wash basin set within a vanity unit are all set against metro tiled walls and a most attractive flooring. A fitted towel rail is powered from the gas central heating system. Returning to the hall a door opens to the kitchen/dining where the superb proportions and again exceptional finish are a delight. This room approaches 27.ft and offers an exceptional dining area that flows open plan to the kitchen at the rear and the sitting room at the front. The sitting room offers a snug, yet bright space that mirrors the master bedroom. Light fills the room from the large bay window whilst a feature fireplace with oak surround offers a cosy focal point to the room. Back in the kitchen/dining room the extensive, modern range of units offer uncompromised storage and working space above. A ceramic sink is set below one of three windows whilst a fitted double oven, induction hob and stainless extractor fan are found. Space is made for the washing machine, dishwasher and fridge freezer. A door from the kitchen opens to the garden room which offers the perfect spot to enjoy 'outside' throughout the year. Patio doors open to the generous patio and gardens.







Outside

Superbly situated and enjoying privacy to both the front and rear, this charming bungalow enjoys an extensive plot. Passing the five bar gate the vast frontage offers uncompromised parking on both the initial gravelled entrance area and the driveway that passes the large front lawns and side of the property, leading to the garage and gate to the rear gardens. A path leads from the drive to the front door and continues to a second gate leading to the rear. Stepping from the garden room we find a large raised patio, the perfect spot for summer entertaining or simply relaxing. The patio is set over two levels and leads onto the extensive lawn which is enclosed by timber fencing and framed with well kept shrubs. A willow tree is set to the foot of the space. Attached to the garage we find a large timber workshop set on a brick and concrete base.

Location

This property is ideally located on a private plot a short walk to the town centre of Bungay and the stunning green space that surrounds the River Waveney. In the immediate vicinity the Norwich bus stops outside and the Co-op supermarket is just footsteps away. 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 distance. The unspoiled 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

All mains connected. Gas fired central heating and hot water.

Energy Rating: D

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR35 1JT

What3Words: ///youngest.lyrics.storming

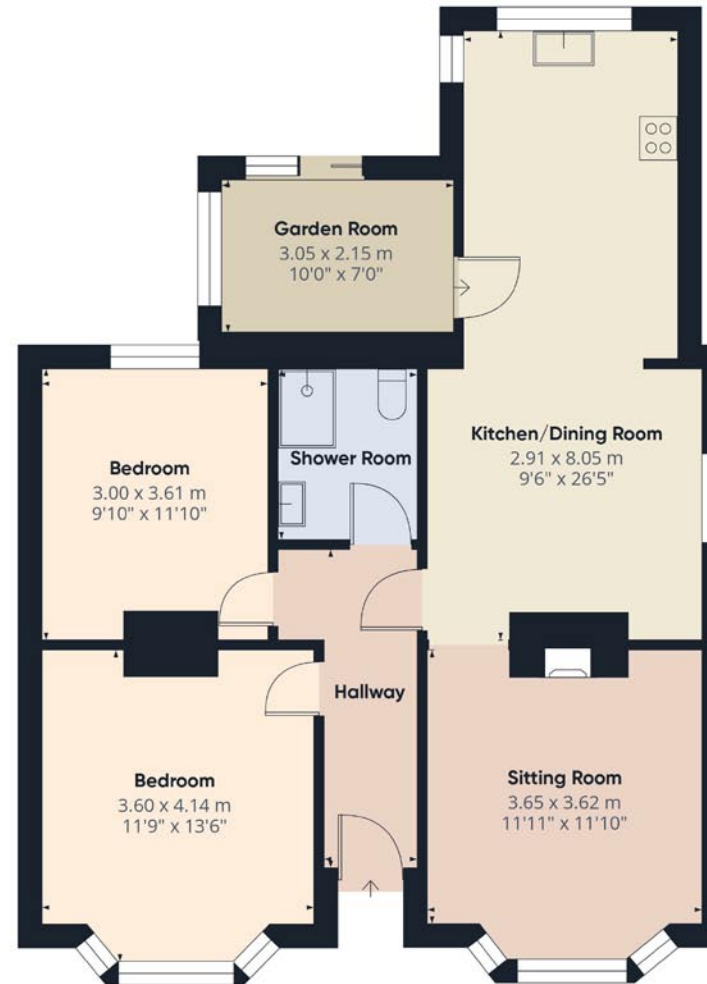
Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

This 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: £300,000



Approximate total area⁽¹⁾
80.8 m²
870 ft²

(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

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

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www.muskermcintyre.co.uk

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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