



*Hillside Road West, Bungay.*

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ESTATE AGENTS

Beccles - 6.5 miles  
Halesworth - 7.4 miles  
Norwich - 16.2 miles

A superb opportunity to purchase this detached bungalow situated within walking distance of Bungay Town Centre. The property being sold with no onward chain would benefit from some cosmetic updating. The well appointed accommodation boasts two double bedrooms, wet room, generous sitting room, kitchen breakfast room and attractive conservatory which opens to the generous rear garden. Outside the driveway provides ample parking and leads to the single garage/workshop whilst at the rear we find a generous enclosed garden. Viewing is advised.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen / Breakfast Room
- Conservatory
- Master Bedroom
- Further Double Bedroom
- Wet Room
- Generous Front & Rear Gardens
- Garage & Off Road Parking



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### The Property

Entering the property via the front door we are welcomed by the entrance hall making good space for hanging coats and our boots, a step leads to the inner hall which divides the living and sleeping areas of the bungalow. At the front we find our bedrooms both of which enjoy large windows which fill the rooms with natural light and enjoy a view of the front garden. The first of the rooms is the master which is an exceptional double bedroom, adjacent we find the bedroom two which is a comfortable double offering flexibility in its use due to its generous size. At the head of the hall we find the wet room fitted with a sealed floor, electric shower and white sanitary ware. At the rear of the property our living space looks onto the gardens. A generous sitting room enjoys a large window looking over the enclosed rear garden, a gas fire provides a focal point to the space. Along the hall we enter the kitchen where dual aspect windows fill the space with light. A large pantry and airing cupboard are in-built whilst a range of wall and base units are fitted allowing space for our white goods. A window over the sink looks to the side whilst a window and door to the rear open to the conservatory. The generous conservatory is of upvc construction set on a brick base, doors open to either side into the garden. This completes the accommodation.



## Outside

The front of the property is approached via a driveway providing ample off road parking and leading to the single garage. A hedged boundary frames the generous front lawn whilst a pedestrian gate leads in from the public footpath where a path leads to the side of the property and to the rear. The rear garden is fully enclosed and enjoys a westerly aspect making the most of the afternoon and evening sun, door lead from the conservatory to the garden and a rear personal door enters the garage. The garden is laid to lawn in the main framed with a variety of low lying and raised beds.



#### Location

This detached bungalow is situated within walking distance of the town centre of Bungay and all amenities. Bungay offers a good range of all the necessary amenities including 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). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



### Services

Gas Fired Central Heating  
Mains Water  
Mains Electricity  
Private Drainage

### Local Authority:

East Suffolk Council  
Council Tax Band: C  
Energy Performance Rating: E  
Postal Code: NR35 1RG

### Tenure

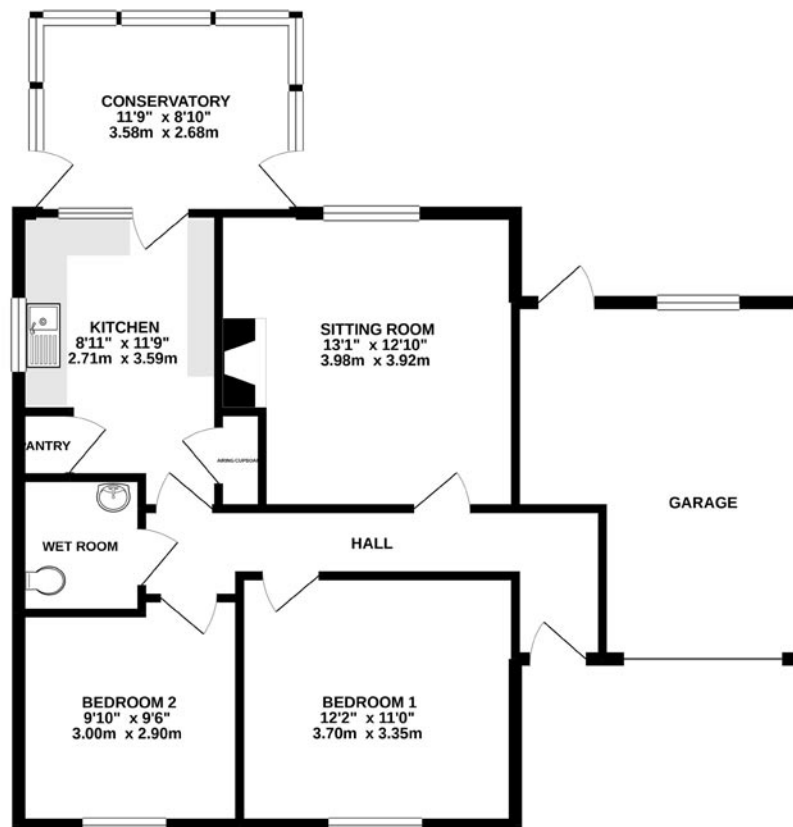
Vacant possession of the freehold  
will be given upon completion.

### 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: £195,000

GROUND FLOOR  
910 sq. ft. (84.5 sq. m.) approx.



TOTAL FLOOR AREA: 910 sq. ft. (84.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given.

To arrange a viewing, or for additional information 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.