



Yarmouth Road
Kirby Cane, Bungay, Suffolk

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Beccles - 3.4 miles
Bungay - 5.3 miles
Norwich - 17.5 miles

An exceptionally well appointed two double bedroom detached bungalow set on a private plot on the edge of the popular village of Kirby Cane. The property offers over 1200 sq ft of accommodation with a stunning sitting room and generous kitchen dining room. Outside we enjoy established private gardens to the rear whilst to the frontage we find a large garage/ workshop and ample off road parking.

Accommodation comprises briefly:

- Reception Hall
- Sitting Room
- Family Kitchen Dining Room
- Master Bedroom & En-Suite
- Second Double Bedroom
- Shower Room
- Private Gardens
- Garage & Parking

Yarmouth Road, Kirby Cane



The Property

Entering the property via the front door we step into the tiled entrance hall which provides the perfect place for our coats and boots before entering the main property. A door from here opens to the reception hallway where the proportions of this bungalow are immediately apparent, the reception hall gives access to all of the main rooms whilst providing ample space for a study or library area. From the reception hall we step into the vast sitting room, at 25 feet this room provides a superb, flexible entertaining space, natural light fills the space from three aspects and the wood burning stove provides a warming focal point. Patio doors lead out to the garden whilst a door leads us into the kitchen dining room. The kitchen dining room is again an impressive space that provides ample room for a family dining table. The kitchen itself is fitted with a range of timber fronted wall and base units that leave space for a cooker with extractor fan fitted over, space and provision is also made a washing machine and tumble dryer as well as an upright fridge freezer. The sink is set below a window overlooking the rear garden whilst french doors open to the same making this a fantastic space for summer entertaining. Stepping back into the hall we pass the first of the two generous double bedrooms on our left, this room offers ample space for a double bed plus furnishings and enjoys a window over looking the side aspect. Along the hall we pass the airing cupboard and step into the impressive master bedroom again a generous which over looks the front of the property. A door opens to the en-suite bathroom which is fitted with a three piece suite comprising a bath, w/c and wash basin. Completing the accommodation we find the shower room off the hallway, we are fitted with a shower, w/c and hand basin.

Location

The property is located on the cusp of the village of Kirby Cane. The village has a local shop/newsagents, primary school, playground, church and the well known 'Olive Tree' restaurant. Bungay lies within the popular Waveney Valley and 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 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx 16 miles away.



Outside

The front of the property is accessed via a shingle driveway that provides ample off road parking and leads to the garage. The front door of the property opens to an entrance porch whilst the rear garden can be accessed on both sides of the bungalow. The rear garden enjoys a south west aspect and offers a large patio area ideal for enjoying this with doors opening from both the sitting room and kitchen dining room. The main of the garden is laid to lawn and is enclosed by a mix of established trees and shrubs. A timber shed provides our storage solution. The garage is accessed via double barn style doors to the front and a personal door to the side, power and light are connected.

Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Heating: Economy 7 Storage Heaters

Water: Mains water

Drainage: Mains drainage

Mains electricity

Local Authority:

South Norfolk Council

Council Tax Band: C

Energy Performance Rating: TBA

Postal Code: NR35 2PL

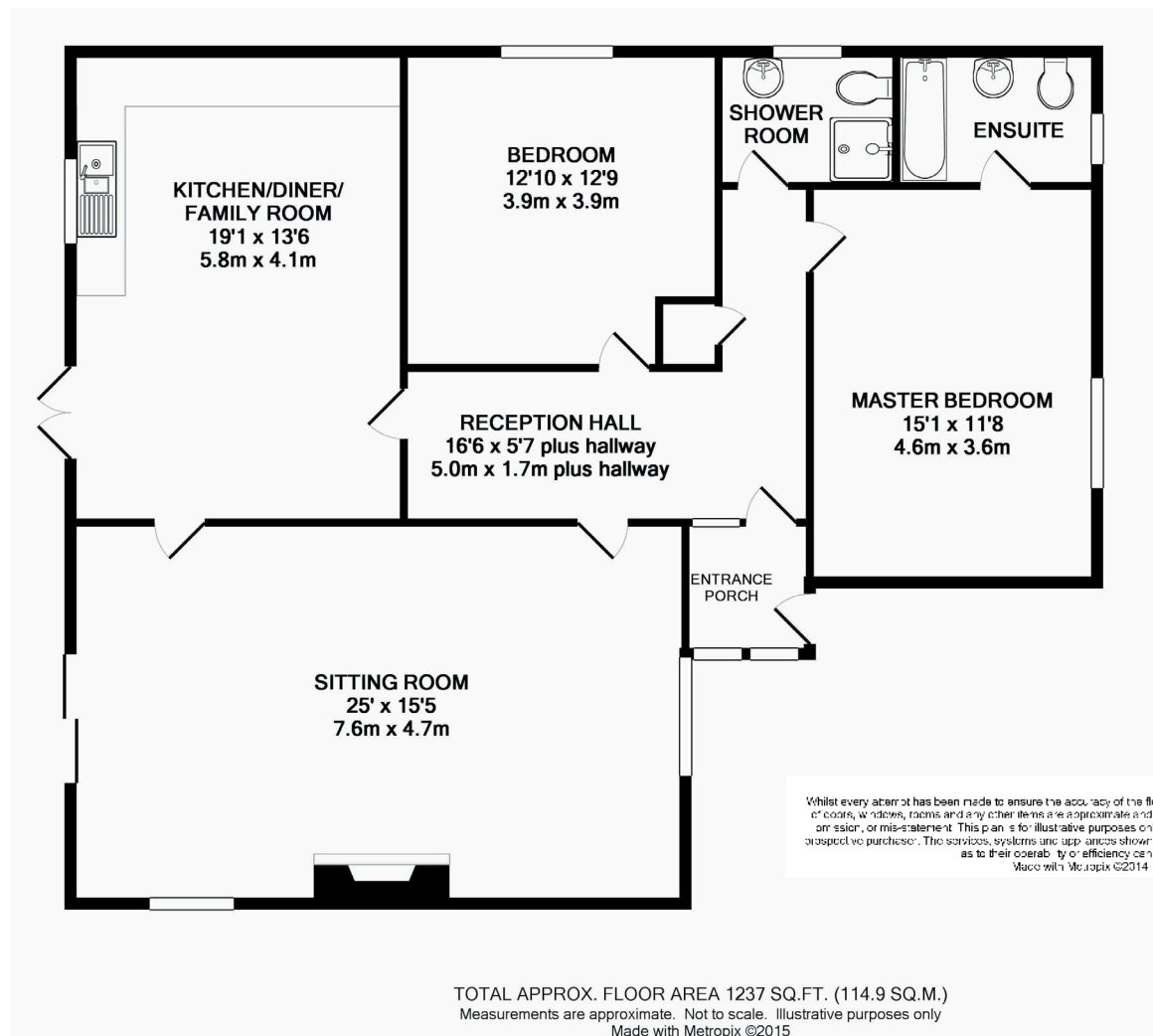
Tenure

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: £239,950



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.

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