



Fairfield Road,
Bungay, Suffolk



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ESTATE AGENTS

A superbly presented, deceptively spacious, detached bungalow ideally positioned on a quiet cul-de-sac whilst offering excellent access to the local supermarket, doctors surgery and bus routes. The property has undergone an extensive refurbishment and re-model by the current owners and offers bright, modern spaces that fit perfectly around easy family living and entertaining alike. The exacting standard found in the kitchen and shower room is echoed in every part of the property both inside and out. Viewing is the only way to fully appreciate the property.

Accommodation comprises briefly:

- Entrance Lobby Open to;
- Family/Kitchen Dining Room
- Sitting Room
- Conservatory
- 18.ft Master Bedroom
- Second Generous Double Bedroom
- Shower Room
- Delightful Front & Rear Gardens
- Ample Parking & Garage



Property

Entering the property via the front door we are welcomed into the small lobby area that flows open plan into the stunning kitchen/dining room, where the superb standard and fantastic amounts of natural light that flow through the home are instantly apparent. This excellent space, designed by our vendors to center around family life and entertaining is a delight. A range of modern wall and base units line the walls whilst a central island is set below the large skylight window. Contrasting granite worktops and wooden flooring complement the finish whilst fitted appliances include our dishwasher, wine cooler and range style cooker. Space is made for an american style fridge freezer and our sink is set below a window looking toward the rear gardens. The kitchen space flows into the dining area ideal when entertaining, and from here French doors lead onto the timber decking terrace. The kitchen leads to the spacious inner hall where on our right we find the bedrooms. The first of these is a spacious double enjoying a fitted wardrobe whilst the master bedroom offers exceptional proportions at over 18.ft. Both rooms look over the gardens. Back in the hall we pass a large storage cupboard opposite the utility room. Formerly the bathroom, this room offers a spot for laundry appliances and further storage space with a sink fitted to the worktop. Adjacent we step into the shower room where the standard of finish continues to impress. Formerly a bedroom the generous room boasts a level access, double width shower, w/c and wash basin set in a modern vanity unit. Ample space is made for additional furnishing or assistance equipment if needed. Stepping to the rear we find the sitting room. This spacious yet cosy room enjoys bi-fold doors which lead into the conservatory and take in a view of the garden on the western boundary. French doors lead from the conservatory to the garden making this a superb spot for enjoying the evening sun.







Garden & Grounds

At the head of Fairfield Road we arrive at number 28 on the right hand side where we find driveway parking to the front of the garage and an additional parking area laid to shingle. From here a gate passes through the low boundary wall where we enter the first of two stunning garden areas. On this side of the property the garden offers a superb space which we approach via a path lined with planted beds filled with colour and scent. The path leads to the main entrance whilst a raised timber deck leads from the dining area via French doors, ideal for summer entertaining. The decking looks over the lawns which again are framed with a range of planted beds. A personal door opens to the rear of the garage. A path to the side leads us to the garden on the western boundary which offers the perfect spot for the evening sun. Here doors lead from the conservatory onto an artificial lawn providing the perfect spot to sit out. A timber shed is in situ and a range of planted beds are filled with shrubs.

Location

This property is situated a short walk from the town centre of Bungay whilst being in close proximity of the supermarket, doctors surgery, leisure centre with swimming pool and Norwich bus route. 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, bowls 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 unspoilt 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 (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

All mains connected. Gas fired central heating.

Energy Rating: TBA

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: NR35 1RY

Tenure

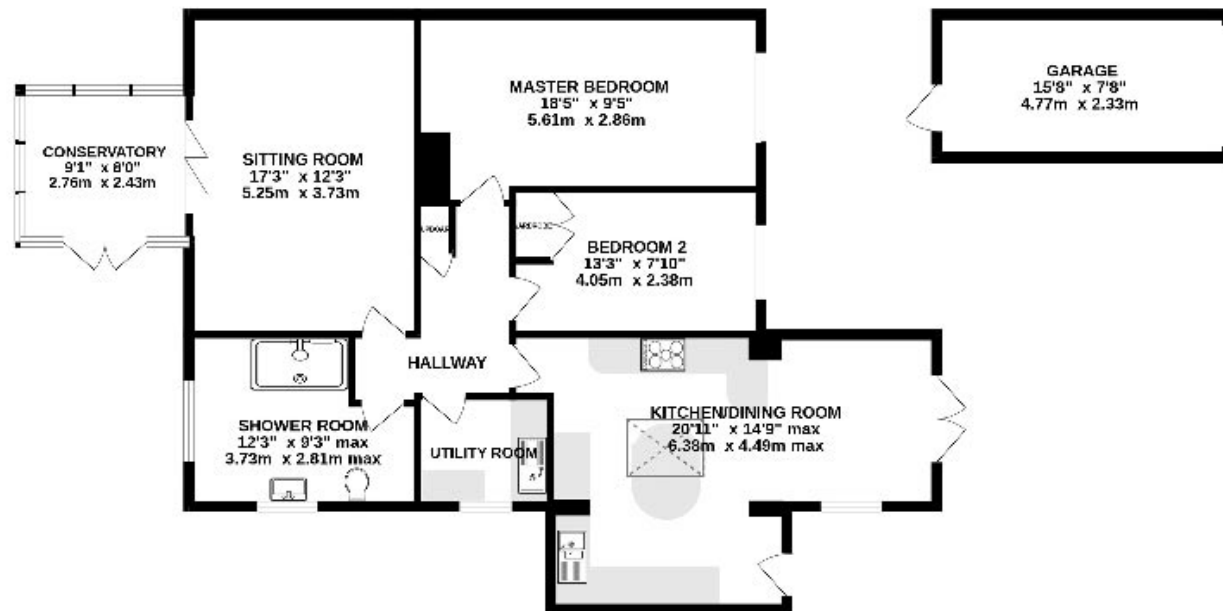
Vacant possession of the freehold will be given upon completion.

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: £300,000

GROUND FLOOR
1146 sq.ft. (106.4 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.4 sq.m.) approx.

*While every attempt has been made to ensure the accuracy of the floor plan contained herein, these particulars do not constitute a contract. The floor plan is not to be used as a guide for any purpose, and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01986 888160

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