



**Waveney Road, Bungay NR35 1LH**

**welcome to**

## **Waveney Road, Bungay**

Detached house blends modern convenience with countryside charm. Recently renovated and chain-free, It features 3 double bedrooms, a luxurious bathroom, a spacious lounge with garden access, and an integrated kitchen. Has Off-road parking, a garage, and field views.

### **Auctioneer's Comments**

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### **Waveney Road**

Nestled in the serene town of Bungay, this charming detached house offers the perfect blend of modern convenience and peaceful countryside living. Ideal for families or individuals seeking a spacious and comfortable home, it has recently undergone a complete renovation and is available with no

onward chain.

The property provides ample off-road parking at the front, along with a convenient garage for additional storage or vehicle space. A stylish decking area leads to the side entrance of the house, opening onto a welcoming landing.

Inside, you'll find three generously-sized double bedrooms, providing plenty of space for family members or guests. The modern family bathroom is equipped with a luxurious four-piece suite, offering a perfect spot to unwind and relax.

The downstairs area boasts a large lounge, perfect for entertaining or cozy family nights. Sliding doors lead directly to the rear garden, filling the room with natural light and creating a seamless indoor-outdoor living experience. The home also includes a contemporary integrated kitchen with direct access to the private and enclosed rear garden, making meal preparation and outdoor dining a breeze.

The rear garden is a tranquil haven, featuring beautiful field views, bordered by lush shrubbery and mature trees, ensuring privacy and a connection with nature.

This charming property in Bungay is ready for its new owners to move in and start enjoying everything this delightful community has to offer. Whether you're drawn to the spacious interiors or the picturesque outdoor setting, this home is a true gem.

### **Bungay**

Bungay is a picturesque market town located in Suffolk, England, known for its rich history and charming architecture. The town features a mix of

historic buildings, including the impressive Bungay Castle ruins and St. Mary's Church, which boasts a striking tower.

Bungay offers a welcoming community atmosphere with a variety of local shops, cafes, and restaurants, making it a great place for leisurely strolls. The surrounding countryside provides beautiful landscapes for outdoor activities, including walking and cycling.

Additionally, Bungay is conveniently situated near the River Waveney, providing opportunities for watersports and fishing. With its blend of historical charm and natural beauty, Bungay is a delightful place to live or visit.

### **Entrance Hall**

External double glazed door to front, internal doors to bedrooms, bathroom and garage, airing cupboard, radiator and carpeted flooring.

### **Bedroom One**

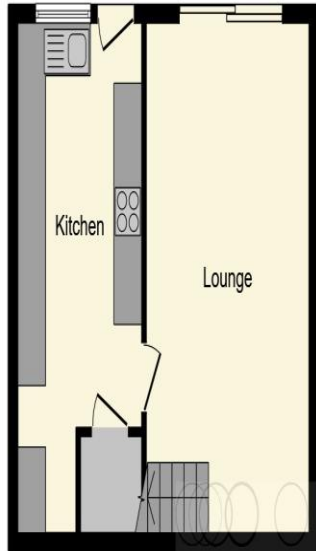
14' 2" x 10' 8" ( 4.32m x 3.25m )  
Double glazed window to front, radiator, sockets and carpeted flooring.

### **Bedroom Two**

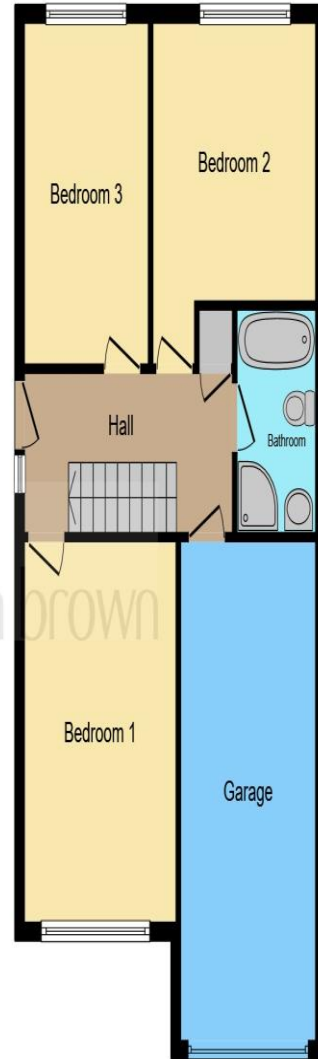
11' 6" x 10' 4" ( 3.51m x 3.15m )  
Double glazed window to rear, radiator, sockets and carpeted flooring.

### **Bedroom Three**

12' 6" x 8' 8" ( 3.81m x 2.64m )  
Double glazed window to rear, radiator, sockets and carpeted flooring.



**Lower Ground Floor**



**Upper Ground Floor**

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Waveney Road,**  
**Bungay**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bed Detached House
- Field Views To Rear

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£210,000**



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Property Ref:  
BGY106848 - 0006

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