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*Bridge Street,
Bungay, Suffolk*

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McINTYRE**
ESTATE AGENTS



Beccles - 6.3 miles

Norwich - 14.9 miles

Southwold - 19.7 miles

A deceptively spacious Grade II listed character property in the heart of Bungay, close to the river Waveney, with a generous oasis of secluded gardens hidden beyond. Features include shop front with storeroom, sitting room, kitchen/breakfast room, three double bedrooms, ensuite to master, and off-road parking to boot. Viewing is highly advised.

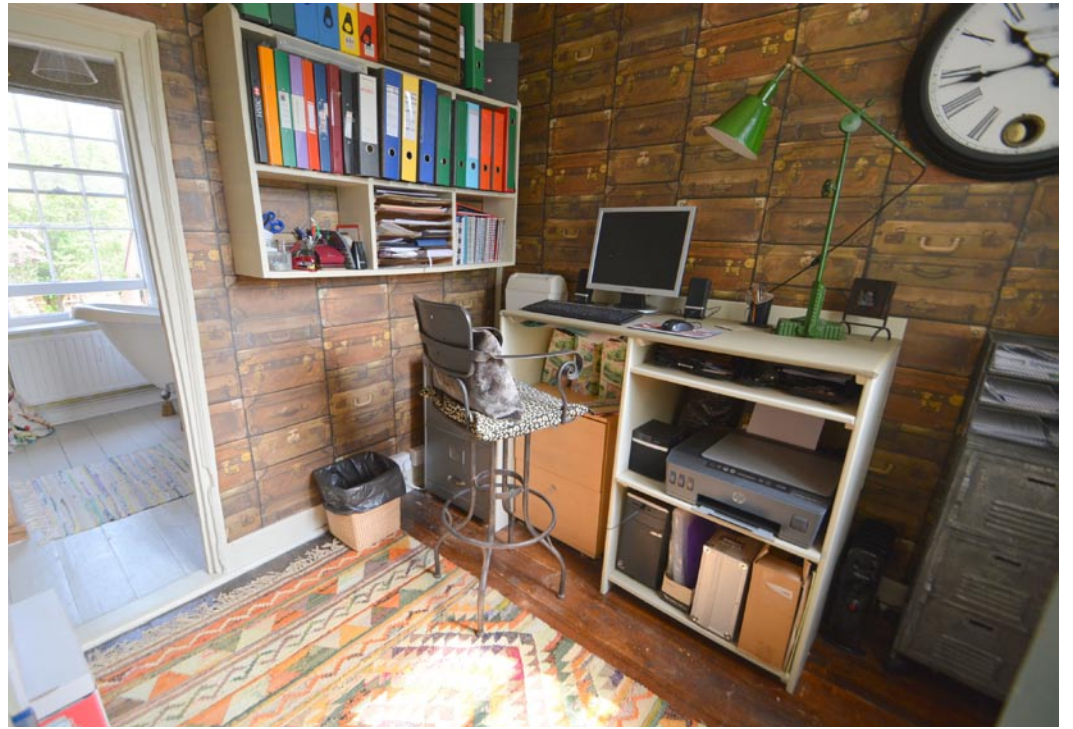
Accommodation comprises briefly:

- Shop with Store Room
- Sitting Room with Fireplace
- Kitchen/Breakfast Room
- Utility Room with WC
- Shower Room
- Two First-Floor Double Bedrooms
- Study
- Bathroom
- Second-Floor Master Bedroom
- Ensuite and Reading Room to Master



The Property

The shop front and store room sit to the roadside, both with front access to the pavement, and both could easily be used as additional living space if required. Across the hallway is the sitting room with striking inglenook fireplace and French doors that open into the generous walled garden. Moving along the hallway you will find various storage cupboards and a short set of stairs that leads up to a handy shower room, before stepping down into the kitchen. The quaint kitchen space has been kept suitably traditional, with bespoke wooden units and Rangemaster cooker along with ample room for a breakfast dining set in front of a small fireplace with stove. To the back of the room is a space ideal for a tall fridge-freezer and a utility room/WC. The garden can also be accessed from the kitchen. Taking the stairs to the first floor you will find two double bedrooms across the landing from one another, and ahead of you lies the study, which in turn leads to a bathroom with claw-footed bathtub. The stairs to the second-floor open directly into the third double bedroom, which boasts a full ensuite bathroom and separate reading room.



Gardens and Grounds

Stepping out from the kitchen or sitting room you find yourself on a South-Easterly facing concrete patio that leads on to the rest of the outside space. As you walk along the path the garden widens into a truly glorious space to behold, especially considering the proximity to town. A large lawn area with well stocked borders sits nicely screened by high garden walls to your righthand side, while passing neatly bordered plant beds, a greenhouse and timber shed on your left. To the bottom of the garden is a hidden water feature, nestled beyond a well kept and colourful more nature area. To the far right is a brick and tiled workshop ideal for those looking to work from home, including a pleasant gravelled seating area just in front. Here you will also find the off-road parking for the property, accessed via a gate from the lane that runs beside and suitable for only smaller vehicles. Further parking is available opposite the front of the house on the corner of Nethergate Street.

Location

This property is located just footsteps from vibrant market town of Bungay and offering superb access to the River Waveney and protected open green spaces that surround this charming Town. 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 unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



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

Gas fired central heating. Mains water, electricity and drainage connected.

EPC Rating: Exempt

Local Authority

East Suffolk Council

Tax Band: A

Postcode: NR35 1HD

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. Please note that the current owners business is not for sale and will be moving to another premises.

Tenure

Vacant possession of the freehold will be given on completion.



TOTAL FLOOR AREA : 2002 sq.ft. (186.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 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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Loddon 01508 521110
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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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