



*Market Place,*  
Bungay, Suffolk



**MUSKER  
MCINTYRE**  
ESTATE AGENTS

Superbly situated for the town centre whilst enjoying a most discreet, private position we are pleased to offer this charming, three double bedroom Cottage. The property boasts ample off road parking and a landscaped, south-west facing, private garden framed by the Historic Castle wall. Internally the spacious accommodation offers two large reception rooms, kitchen, three double bedrooms and shower room all of which has undergone an exceptional refurbishment providing a delightful, modern living space. Viewing is essential to appreciate the space and location on offer.

**Accommodation comprises briefly:**

- Sitting Room
- Dining Room
- Kitchen
- Master Bedroom
- Two Further Double Bedrooms
- Shower Room
- Landscaped Gardens
- Ample Off Road Parking



**Property**

Entering the property via the front stable door we are welcomed into this charming home via the kitchen where the attention to detail and feeling of space that runs throughout the cottage is instantly apparent. A range of classic yet modern kitchen units line the room set against contrasting worksurfaces. The sink is set below a window looking to the front courtyard area. Space is made for our washing machine, dishwasher and fridge freezer whilst a range style cooker completes the kitchen. To our right we enter the sitting room and to our left the dining room. The sitting room offers an exceptional space with two large windows looking to the front aspect. Approaching 20.ft this generous room is perfect when entertaining family and friends alike. Stepping through the kitchen we enter the dining room where our stairs rise to the first floor and we find storage below. This room offers ample space for a family dining table and enjoys a window to the front whilst a door opens to the patio and garden. On the first floor we find a generous landing which leads to all of the first floor rooms. At the top of the stairs we find our first two double rooms and shower room. This shower room echoes the superb standard throughout and boasts a corner shower cubicle, w/c and wash basin complemented by attractive tiled splash backs. Completing the accommodation is the main bedroom set at the head of the landing. This exceptional double room boasts triple fitted wardrobes and a large airing cupboard.







## Outside

From the Town Centre we access the property via a gate nestled between the shops where we access a small mews courtyard that instantly feels a world away from the buzz of the Town. Planted beds line the pathway to the front door which continues to a gate that opens to the rear garden. At the rear we find a stunning garden and ample parking area which is framed by the Historic Castle wall. A patio leads from a door in the dining room providing the perfect extension of the living space and enjoying the best of the south-westerly aspect. The afternoon sun fills the garden. An area of artificial lawn contrasts against the timber border flower beds whilst steps rise to the extensive parking and turning area. Block paving lines this space whilst further raised beds add a splash of colour in contrast. The rear of the property offers vehicular access both from the Market Place and Castle Orchard.

## Location

This charming property boasts a central location in the heart of this rural Market Town whilst enjoying a most discreet position. 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 are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Gas central heating. All mains connected.

Energy Rating: TBA

## Local Authority:

East Suffolk Council

Tax Band: A

Postcode: NR35 1AW

## Tenure

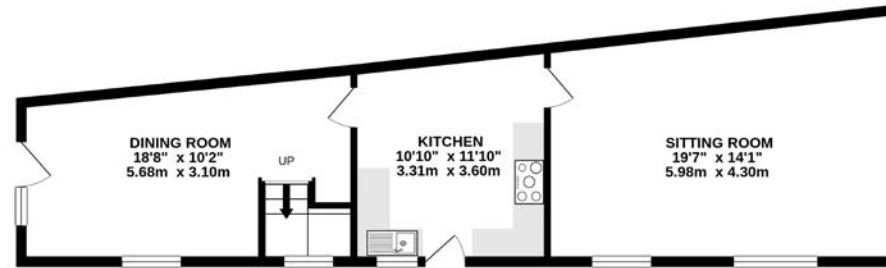
Vacant possession of the freehold will be given upon completion.

## Agents' Note

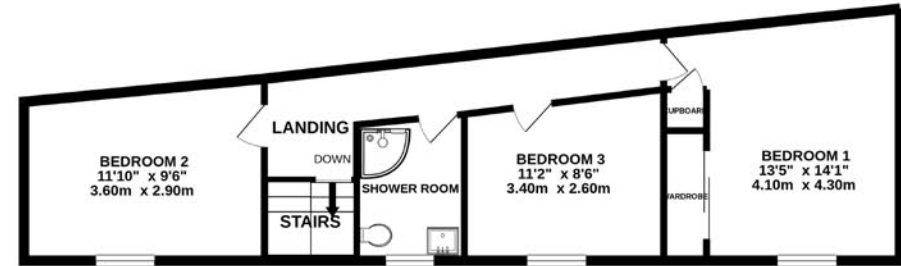
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £275,000**

**GROUND FLOOR**  
562 sq.ft. (52.2 sq.m.) approx.



**1ST FLOOR**  
563 sq.ft. (52.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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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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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