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Ethel Mann Road,
Bungay, Suffolk

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ESTATE AGENTS



Beccles - 6.5 miles

Halesworth - 7.4 miles

Norwich - 16.2 miles

A superb opportunity to purchase this modern detached family home situated on the edge of Bungay Town. The property boasts three bedrooms and family bathroom on the first floor whilst downstairs we find hall entrance and cloakroom, 24.ft sitting/dining room, kitchen and a large conservatory which opens to the rear garden. Outside the drive leads to the single garage whilst at the rear we find additional secure parking and a garden. The property is offered with no onward chain.

The Property comprises briefly:

- Entrance Hall
- Cloakroom
- 24.ft Sitting/Dining Room
- Conservatory
- Kitchen
- Master Bedroom
- Two Further Bedrooms
- Bathroom
- Garage & Ample Off Road Parking
- Garden



The Property

Entering the property via the front door we step through the entrance porch and are welcomed by the entrance hall where the feeling of space that runs throughout the property is instantly apparent. Stairs rise to the first floor and we find the downstairs cloakroom before pushing open the door to the impressive sitting/dining room. At over 24.ft this space is designed with family life in mind, attractive timber flooring lines the room whilst a large window looks to the rear and patio doors open to the impressive conservatory. The conservatory further enhances the space, ideal for entertaining and enjoying the garden all year round. Patio doors open from here to the garden. Stepping back through the dining area we enter the kitchen. A range of modern, high gloss units are fitted with contrasting timber effect work surfaces. A fitted oven, hob and extractor feature whilst space is made for a fridge/freezer and washing machine. Our sink is set below a window looking to the front aspect and a door opens to outside. Climbing the stairs we step onto the landing where doors open to all of the rooms and we find a storage cupboard. At the rear we find the master bedroom and second good sized double room both enjoying a view of the garden. To the front the third bedroom offers a generous single room with fitted storage cupboard whilst completing the accommodation we find the family bathroom fitted with a modern white suite offering a bath with shower over, w/c and wash basin all set against attractive shower wall finishing.



Outside

The front of the property is approached via a driveway providing our off road parking and leading to the single garage, a path leads to the front door and continues to the side of the house providing gated access to the rear. At the rear the garden has been partly sectioned to provide additional secure parking which is accessed via gates onto Kings Road. From the conservatory we step out to an enclosed patio area and we find a large timber shed in situ. The garden space is a blank canvas for a new owner to return to one large space or continue to benefit from the additional parking currently offered.

Location

This detached family home is situated on the outskirts of the town centre of Bungay whilst in walking distance of all amenities. Bungay offers a good range of all the necessary amenities including 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). 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: TBA

Local Authority

East Suffolk Council

Tax Band: C

Postcode: NR35 1SG

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.

Tenure

Vacant possession of the freehold will be given upon completion

GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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