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Trinity Street,
Bungay, Suffolk.

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ESTATE AGENTS

We are pleased to present this charming Grade II listed Bungay house. Set in a highly desirable town centre position, 14 Trinity Street is nevertheless discreetly located. The property is deceptively spacious with accommodation totalling over 1600 sq.ft. This comprises three double bedrooms, three bathrooms, two generous reception rooms, a large kitchen dining room and home office. A fabulous walled garden has views of both of the town's historic church towers. The property benefits from off road parking and is being offered with no onward chain.

Property comprises briefly:

- Storm Porch Entrance
- Reception Room
- Sitting Room
- Home Office/Study
- Kitchen Dining Room
- Ground Floor Shower Room
- Galleried Landing
- Master Bedroom with En-Suite Bathroom
- Guest Bedroom with En-Suite Shower Room
- Bedroom Three (Double)
- Linen Room
- Generous Walled Garden
- Off Road Parking
- Range of Brick Outbuildings & Summer House



Property

Stepping through the decorative storm porch we enter the central reception room, the first of two such impressive rooms. Approaching 18ft in length the feeling of space that flows throughout the house is here instantly apparent. Our eye is drawn to the marble fireplace, which houses the wood burning stove. A large bay window fills the room with natural light and offers a perfect seating area to enjoy the view over the garden. Stepping to our left we enter the sitting room where two sash windows (with shutters) look onto the garden; a feature fireplace is flanked by 2 arched alcoves. Stepping to the rear of the house from the central reception room the inner hallway passes the attractive staircase and the ground floor shower room before entering the generous kitchen dining room. Fitted with a range of base units, a large larder and separate cupboard, we find storage in abundance. Work surfaces provide ample space for kitchen appliances. At the far end of this room the sink looks onto the off road parking area and a panelled external door gives access to this area, which provides an exit on to Wharton Street. Completing the ground floor, we step from the central reception room through a small lobby with feature porthole window and into the home office/study. This superb working space feels perfectly detached from the home and opens to a hidden courtyard. Climbing the stairs to the first floor we find a spacious, split level galleried landing. To the rear an impressive double bedroom (currently serving as an art studio) enjoys the view onto Wharton Street. Adjacent we find a large linen room with airing cupboard (formally a first floor bathroom). To the front of the house the impressive guest bedroom enjoys views of the garden, a feature fireplace offers a charming focal point with storage to either side whilst a door opens to the en-suite shower room. Completing the accommodation a hidden door leads from the landing into the master bedroom. Here we find fitted wardrobes, a feature fireplace, an en-suite bathroom and dual aspect windows filling the room with light whilst enjoying the garden and roof top views on offer.







Outside

From Wharton Street we approach the property via a walled and paved off-road parking area providing comfortable space for a large family car. A door enters the property from this aspect into the kitchen dining room. From Trinity Street, a private roadway gives pedestrian access to the front of the property via a wrought iron gate. The charming walled garden has a central path leading to the front door of the house. Whilst providing a high degree of privacy, the garden enjoys views of both the church towers in the Town Centre. A variety of planted garden beds are stocked with a diverse range of plants and shrubs and bushes fill the space with colour and scent. A brick outbuilding provides garden storage and a woodshed accessed by a separate external door. A summerhouse offers the chance to 'sit out' in all seasons. Completing the external space a 'secret' courtyard leads from the home office providing a superb suntrap; from here can be accessed a further brick outbuilding.

Location

This property is located in the heart of the charming and vibrant market town of Bungay which offers superb access to the River Waveney and adjacent protected open green spaces. Bungay provides necessary amenities including a medical centre and schools together with a range of shops, pubs, restaurants, the Fisher Theatre (which also shows films) and leisure facilities including an 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 to the west provides access to the same mainline link to London and is 19 miles distant. The unspoiled 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: Exempt

Local Authority:

East Suffolk Council
Tax Band: E
Postcode: NR35 1EH

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. It is listed as a Grade II property on The National Heritage List for England.

Guide Price: £450,000

GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.

TOTAL FLOOR AREA : 1615 sq.ft. (150.0 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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1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



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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