



Hillside House,
Bungay, Suffolk.



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ESTATE AGENTS

Beccles - 6 miles
Norwich - 15.7 miles
Southwold - 18.9 miles

An imposing Six Bedroom character family home situated with easy reach of the many amenities on offer in the charming Market Town of Bungay. The property boasts impressive accommodation approaching 4000.sq.ft offering a vast range of living, entertaining and working areas superbly presented and ideally suited to modern living whilst retaining an abundance of charm from the various periods that the house has evolved. Outside the impressive grounds offer two large garden areas over two levels whilst to the frontage we find off road parking and access to the oversized double garage. The property is offered with no onward chain.



Property

Entering Hillside House via the front door we are welcomed into the reception/day room which flows open plan to the recently fitted kitchen providing a charming entrance and ideal space when entertaining. The feeling of space, natural light and charm that run throughout the property is instantly apparent, a feature cast iron fireplace gives a glimpse of the old whilst the modern offers a superb range of units set against contrasting wooden work surfaces. Both rooms lead into an inner hallway with the original front door and porch found at the foot of the stairs. Off the hall we find storage cupboards before stepping past the ground floor cloakroom to the large utility room which in-turn opens to the garden. Back in the hall we find a door leading to the vast gym, this superb space offers a vast range of uses and enjoys a front and rear external door ideal if being used for a working area. Returning to the main house the hallway leads to both the dining room and sitting room. The dining room is of generous proportions with a large window looking out onto the rear aspect. The sitting room provides a vast space filled with character, enjoying an open fireplace with woodburning stove, from here we step into the conservatory which further extends the space when entertaining and seamlessly links the house and garden. On the first floor we find four impressive double bedrooms leading from the generous landing, the master boasts an en-suite shower whilst the family bathroom has been re-fitted to a superb standard and offers a bath, double width shower, wash basin and w/c and two family bathrooms. The final two bedrooms are found on the second floor and provide ideal guest accommodation or would suit multi-generational living feeling very independent. The larger of the rooms boasts a generous dressing room over looking the gardens whilst the smaller offers an en-suite shower room.







Outside

From Hillside Road West we approach Hillside House via the driveway where we find our off road parking and access to the oversized double garage. An electric sliding door opens to the garage which offers a generous space. To the side of the garage a gate opens to the rear garden whilst at the front of the house two doors open to the reception area and to the current gym. At the rear of the property the private gardens offer two large areas set over two levels creating a terrace garden between. From the conservatory we step onto a delightful patio that enjoys the afternoon and evening sun from its south westerly aspect. The patio opens to a superb lawn farmed with a variety of beds filled with established shrubs, trees and bushes. Brick steps raise through the terrace to the upper level which levels to provide a further exceptional area of lawn, enclosed with timber fencing, a summer house sits at the head of the space capturing the sun and enjoying the elevated views.

Location

Hillside House is situated with walking distance of all of the Market Town of Bungay's many amenities. Bungay offers a good range of 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 has regular bus links and is about 30 mins drive to the North enjoying a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. 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. Mains drainage. Mains Electricity & Water.
Energy Rating: C

Local Authority:

East Suffolk Council
Tax Band: F
Postcode: NR35 1PJ

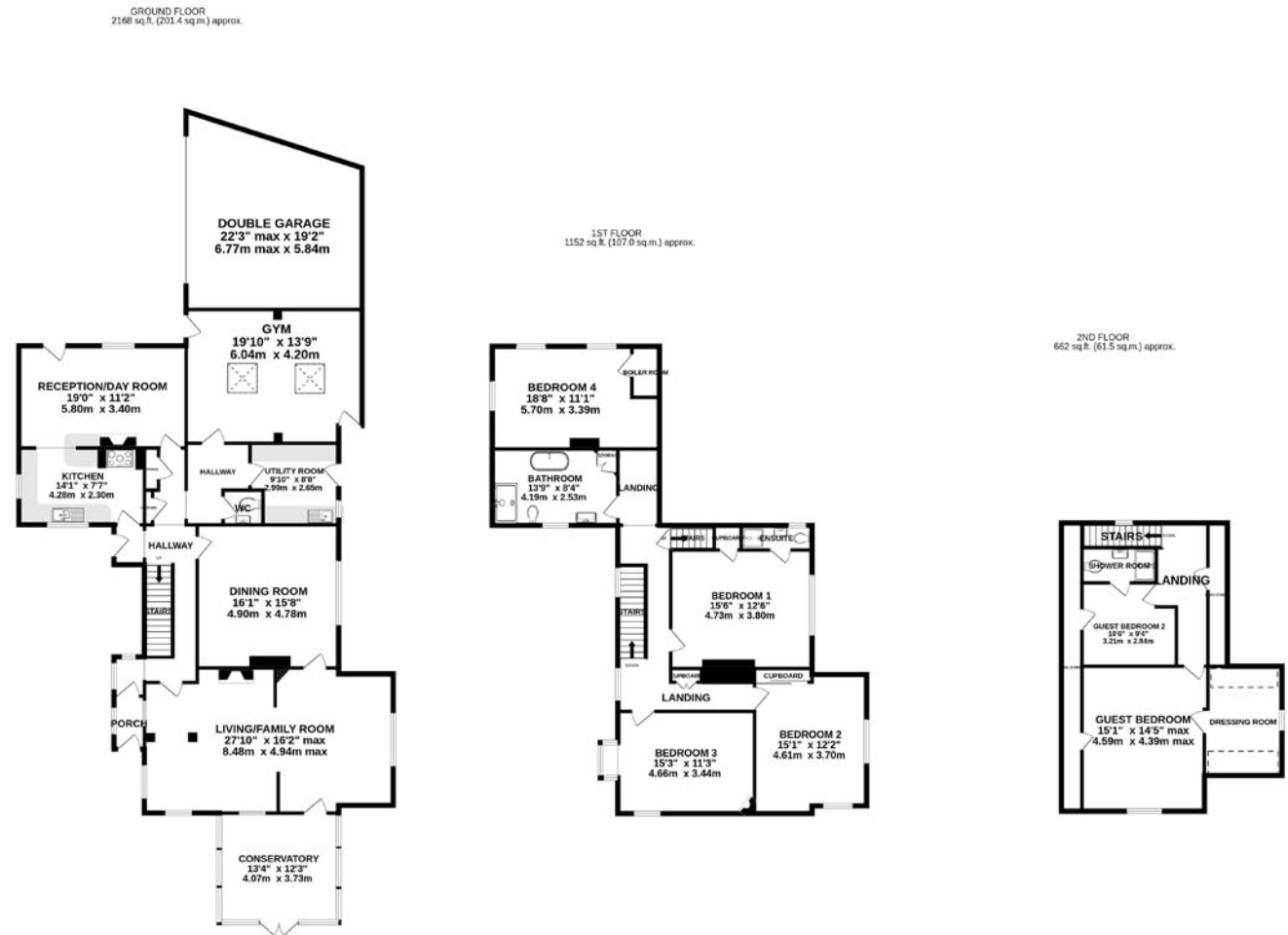
Tenure

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: £610,000



TOTAL FLOOR AREA: 3982 sq.ft. (369.9 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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