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*Rose Hall Gardens,*  
Bungay, Suffolk

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

Musker McIntyre are pleased to offer this chain-free detached bungalow in the popular location Rose Hall Gardens, close to the town centre of Bungay. Features include, two double bedrooms, conservatory, garage with driveway, and attractive garden.

**Accommodation comprises briefly:**

- Hallway
- Sitting Room
- Conservatory
- Kitchen
- Master Bedroom
- Further Double Bedroom
- Bathroom
- Garage & Driveway Parking
- Attractive Enclosed Gardens
- Integrated Storage
- Chain Free



**Property**

Stepping through the front door you are welcomed by a main hallway that links to all the rooms of the property. Immediately to your right you will find the kitchen equipped with a good range of wall and base units, worktop space and a larder style storage cupboard. Space is made available for a washing machine and a fridge under the countertop. A large range-style cooker has been fitted with an extractor fan over. The room enjoys dual aspect windows providing an elevated view over the rear garden and across the cul-de-sac to the meadows beyond. The sitting room is of generous proportions and enjoys views over the garden through the conservatory which provides an ideal spot to enjoy the outside space through the sunnier months. Moving back along the hallway you will pass the shower room on your left, fitted with a corner shower cubicle, toilet and wash basin. To the end of the hall we find the two double bedrooms, with the master having the added benefit of in built wardrobes along one wall. This completes the accommodation.



## Outside

The property occupies a generous corner plot. The front gardens have been laid to shingle and paving stones, framing the colourful flowers and shrubs within. A drive way provides off-road parking and gives access to the garage which can also be accessed via a rear door to the garden. From the drive a path leads around to the front door and further along to the gated access for the rear garden. The rear garden has been landscaped to provide a detailed yet low maintenance outside space that takes full advantage of it's South facing orientation. From the conservatory a patio area is edged by a low lying wall and steps lead up to the back of the garage. A brick weave path leads down to the shed and seating area along the Southern boundary. The garden is fully enclosed by timber fencing and mature planted beds sit to the boundaries.

## Location

This property is close to the town centre of Bungay. 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

All mains connected. Gas fired central heating and hot water.

Energy Rating: TBC

## Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR35 1BJ

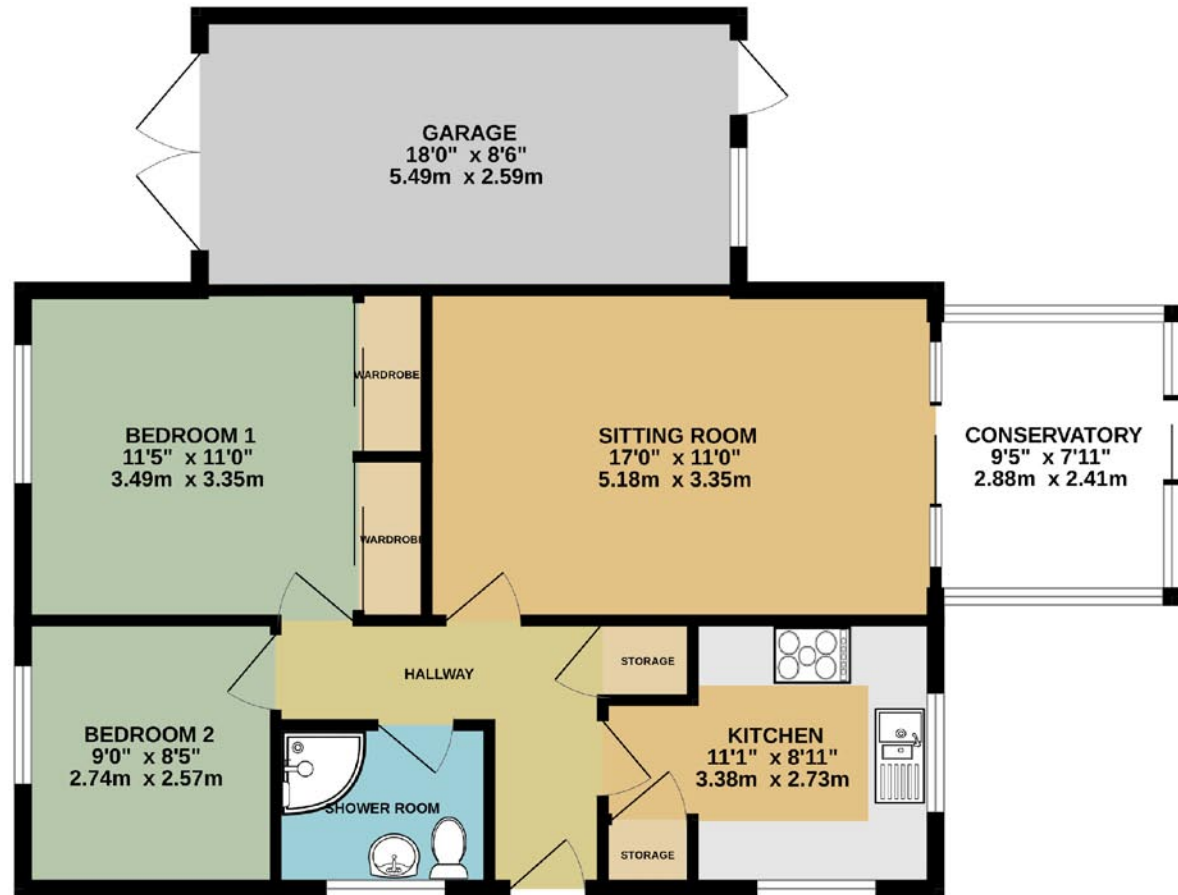
## Tenure

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: £325,000**



TOTAL FLOOR AREA : 849 sq.ft. (78.8 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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