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*Bakers Piece,*  
Ilketshall St Andrew.

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

Bungay – 3.5 miles  
Beccles – 4.8 miles  
Halesworth – 6.7 miles  
Southwold – 15.8 miles  
Norwich – 20.5 miles

A most exciting opportunity to purchase this spacious, superbly presented, modern detached bungalow set within a stunning garden and woodland plot approaching 2.5 Acres (stms). The property has undergone a superbly executed extension and re-modelling by the current owners which boasts over 1800 sq.ft of accommodation offering stunning open plan living spaces, four double bedrooms, two bathrooms and generous utility room. Outside the gardens are breath taking offering formal garden space, kitchen garden areas and the most charming woodland walk. A garage leads from the vast driveway and turning area. This property is a must view.



### Property

Entering Bakers Piece via the front door we step through the porch and are welcomed by the reception hallway, where the superb finish and exceptional feeling of space that flows throughout the home is instantly apparent. The nature of the property offers flexibility throughout to suit so many purchasers. To our left we pass a large coat and boot cupboard and push open double doors to the most impressive living/dining/family room. Approaching 30 x 20.ft the vendors currently have the room set up as three inclusive spaces offering a snug area around the wood burning stove, formal dining and a sitting area looking onto the generous frontage via French doors that open to the patio. Solid timber flooring complements the room whilst double doors open to the snug/4th bedroom which further enhances this exceptional space. In the snug we find French doors opening to the rear patio which looks onto to the stunning grounds. Bedroom three is accessed to the rear which offers a large double bedroom with a view of the garden and an independent external door. Returning to the hall we find the main bathroom which boasts modern fittings offering a bath with shower over, w/c and vanity unit with basin above. Stepping to the rear of the hall we push open a door to the kitchen/dining room where we are greeted with the ultimate 'wow factor'. Fitted to the highest standard the stunning kitchen leads into a vaulted, glazed extension where we take in the very best views of the garden. The room extends to 31.ft leaving no compromise between working and entertaining space, the kitchen boasts solid wooden work surfaces that contrast against the sage, shaker style kitchen which conceals a dishwasher and leaves space for a range cooker and fridge freezer, a butler sink is sunk into the units whilst tiles underfoot offer an attractive and practical flooring solution. French doors open to the patio further enhancing the space. From here we find the large utility room which opens to the car parking area. Space and plumbing are in place for our washing equipment and a door opens to the boiler room. Returning to the reception hall an inner hallway leads to the final two bedrooms, the master set to the side of the property offers a superb double room with double fitted wardrobes whilst at the front bedroom two enjoys an en-suite shower finished to the high standard throughout. This completes the accommodation.







### Outside

Approaching the property via the quiet country lane two access points lead, firstly to the small inclusive plot where we currently find an original 'Nissan Hut' in situ, the second being the main entrance which welcomes us via an extensive tree lined drive way that leads to a five bar gate opening to the generous turning and parking area and in-turn providing access to the garage. Gates open to both the extensive front and rear garden spaces. To the front the exceptional plot is laid to lawn whilst a variety of flowering trees, shrubs and beds fill the space with colour throughout the year. A large patio leads from the French doors in the family/living space perfect when summer entertaining. A gate to side opens to the extensive kitchen garden and second plot beyond. At the rear again a large patio area leads from the kitchen/dining space and looks onto the stunning main garden. The garden has been superbly planned offering a range of woodland style walks that surround the shallow pond and weave between the mature trees and flower beds throughout. Walking the garden is the only way to appreciate this truly breath taking experience. An electricity pylon stands on the north easterly boundary.

### Location

The property occupies a stunning plot in a peaceful, rural position yet conveniently located a short drive away from the attractive market towns of Beccles and Bungay, both of which provide numerous shops, schools, and all other essential amenities. The Cathedral City of Norwich lies approximately 20 miles to the North with a mainline rail service to London Liverpool Street (approx 1hr 40mins) and an expanding airport on the North side of the city with international flights. Southwold and the unspoilt Suffolk coastline are within easy driving distance.

## 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

Oil fired central heating. Private drainage.  
Mains Electricity & Water.  
Energy Rating: TBA

## Local Authority:

East Suffolk Council  
Tax Band: D  
Postcode: NR34 8JP

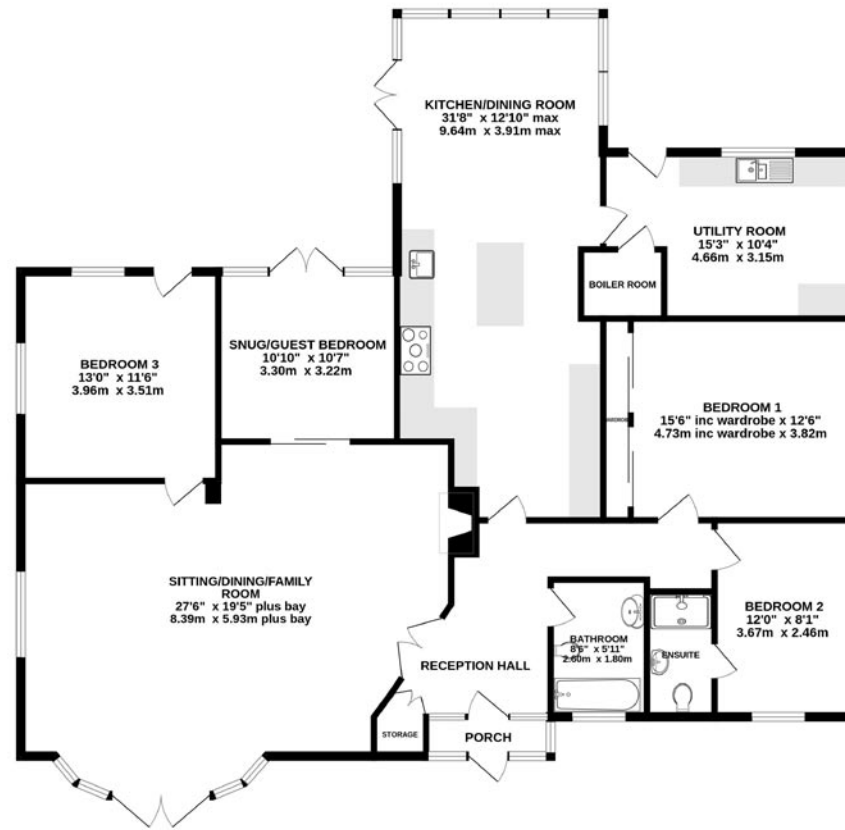
## Tenure

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: £650,000**



TOTAL FLOOR AREA: 1853 sq ft. (172.2 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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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