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Farm Close,
Bungay, Suffolk.

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ESTATE AGENTS



Beccles - 6.2 miles

Halesworth - 8.9 miles

Norwich - 15.7 miles

Southwold 16.8 miles

An exciting opportunity to purchase this three bedroom detached bungalow superbly situated close to the Town's amenities and enjoying a low maintenance garden, off road parking and garage. The property boasts over 1000 sq.ft of bright, well appointed accommodation offering flexibility in its use. The accommodation boasts three double bedrooms, generous sitting room and delightful re-fitted kitchen and bathroom. Outside the compact, low maintenance gardens wrap around the property whilst to the front the drive offers parking and leads to the garage. The property is offered with no onward chain.

The Property comprises briefly:

Large Entrance Hall

Sitting Room

Kitchen Dining Room

Rear Porch

Main Bedroom

Second Generous Bedroom

Modern Shower Room

Garage & Parking

Low Maintenance Gardens



The Property

Entering the property via the front door we are welcomed by the superb entrance hall where the feeling of space and natural light that flow throughout this home is instantly apparent. Doors from here lead to all of the rooms whilst attractive, original parquet flooring flows through the hall and continues into our sitting room situated on our right. This impressive dual aspect sitting room enjoys two large windows which look over the frontage filling the space with natural light and an open fire place providing a cosy focal point. At the rear we find the kitchen diner looking to the rear garden with a door leading to the same via a rear porch, a range of newly fitted units are set below contrasting worksurfaces and including an integrated fridge, freezer, eye level double oven, induction hob and dish washer. The units continue to form a large breakfast bar style seating area and space for the washing machine. Stepping back into the hall we find the newly fitted shower room, boasting a double width shower, wash basin and w/c. To the left of the entrance hall we step past a storage cupboard toward the bedrooms. Set to the rear we find the first two double bedrooms, the larger of which enjoys a fitted wardrobe whilst completing the accommodation at the front of the property the impressive master bedroom boasts double fitted wardrobes and a large window looking to the front.



Outside

Approaching the property from this quiet cul-de-sac we find the driveway providing our off road parking which leads to the garage. The garage boasts an up and over door providing ease of access whilst a personal door opens into the rear garden. At the frontage and the side of the property we find an extensive garden area framed with a low lying boundary wall. The gardens are hard landscaped with a range of gravel areas whilst a path leads from both the driveway and the side gate giving access to the front door and rear gate. At the rear we find a compact garden area which extends to the side of the garage again mainly hard landscaped and enclosed by timber fencing. A raised planter bed is in place whilst we find the oil tank in situ in the garden feeding the oil boiler in the garage.

Location

This detached bungalow is situated at the head of this quiet cul-de-sac, within walking distance of the town centre of Bungay and just footsteps from the bus route and supermarket. 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). 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

Oil fired central heating. Mains water, electricity and drainage connected.

EPC Rating: D

Local Authority

East Suffolk Council

Tax Band: C

Postcode: NR35 1JG

Agents Note

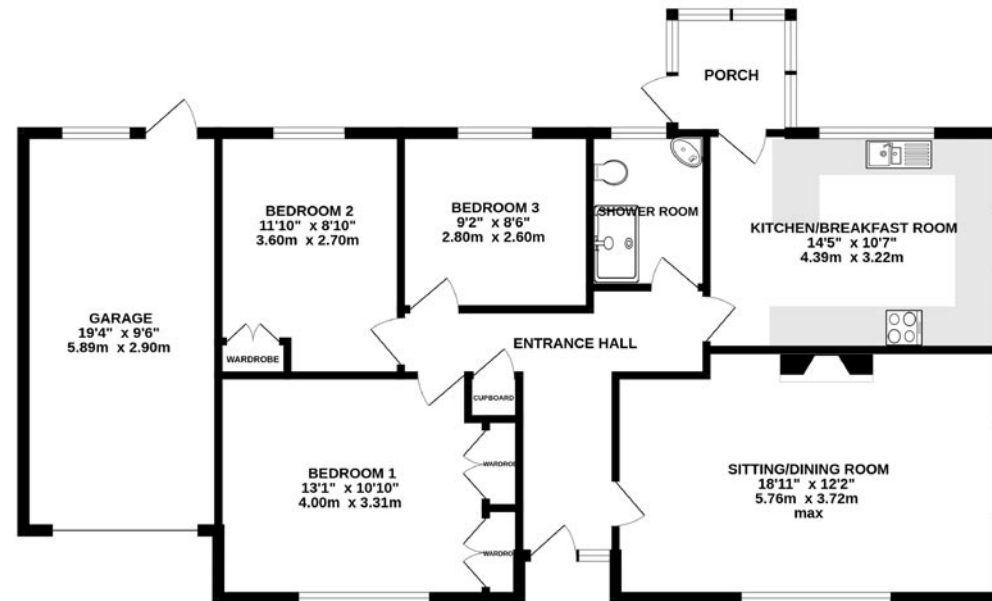
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £299,950

GROUND FLOOR 1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 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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BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE
Tel. 01986 888160
bungay@muskermcintyre.co.uk

www.muskermcintyre.co.uk

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.