



M
M

Hillside Road East,
Bungay, Suffolk

M
M

**MUSKER
M^CINTYRE**
ESTATE AGENTS

Beccles - 6.2 miles
Halesworth - 8.9 miles
Norwich - 15.7 miles
Southwold - 16.8 miles

An exciting opportunity to purchase this deceptively spacious, superbly presented three bedroom semi-detached family home ideally situated for access to the Town Centre, schools and all local amenities. The property has had a superb kitchen extension and now boasts over 1000 sq.ft of bright, well appointed accommodation. On the ground floor we find a generous 23.ft sitting/dining room, 25.ft kitchen/breakfast room and family bathroom. Upstairs we find the three bedrooms, the master enjoying and ensuite. Externally the property gains from being the end plot with an extensive drive running to the side of the property. To the front we find a small well kept garden space whilst at the rear the extensive plot is beautifully landscaped offer a variety of spaces and outbuildings including a sun room.



Property

Entering the property via the front door we step into the entrance hall of this generous family home where the feeling of space and light that flow throughout the property is instantly apparent. The stairs rise to the first floor whilst two doors open to the sitting/dining room and bathroom. Passing the understairs storage we step into the bathroom, the first of many surprises in space and standard in the home. A fitted white suite offers a 'p' shaped bath with shower and screen over, wash basin mounted in a vanity storage unit and w/c, all of which contrast against attractive tiled flooring and splashbacks. Back in the hall we step into the living space and are welcomed by the sitting/dining room. This exceptional room measures over 23.ft, ideal for family living and entertaining alike. A large window looks onto the stunning garden space whilst French doors open to the same. From here we step into the kitchen/breakfast room which at 25.ft the space is not compromised. A range of modern fitted units line the walls providing a an abundance of storage and superb working areas above. Space is made for our appliances, whilst our sink is set below a window to the front aspect. A side door offers access to both the front and back whilst from the bright, breakfast area French doors again open to the garden. Climbing the stairs we step onto the spacious landing where doors open to all the three bedrooms. Set to the front is the smallest of the rooms, albeit still able to take a double bed, an over stairs cupboard offers a storage solution to the room. Looking onto the rear we find first large double bedroom whilst completing the accommodation is the master which again looks to the rear aspect and boasts an en-suite shower room.







Outside

Approaching the property from Hillside Road East we pull onto the by road before arriving on the driveway of this superb home. Gated access leads to the drive where we find ample parking and access to the timber garage. Additional parking to the front of the property is offered with ease due to the superb position of the house. A low set brick wall frames the boundaries of the front garden whilst contrasting hedges offer privacy. A side gate opens to the rear. At the rear the garden enjoys the southerly aspect filled with sun throughout the day whilst the space itself offers the most beautiful surprise, landscaped to an exceptional standard the garden offers seating and entertaining space in mass whilst the lawns are framed with vast flower beds stocked with native and exotic varieties of shrubs, plants and perennials. steps rise to a raised decking area where we find a sun room attached to the rear of the garage. At the foot of the plot we find a stocked kitchen garden and two greenhouses along with a large storage shed. The entire space is enclosed with timber fencing.

Location

This generous semi-detached property is ideally situated within walking distance to the town centre of Bungay and surrounding schools whilst being 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 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: C

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR35 1JT

Tenure

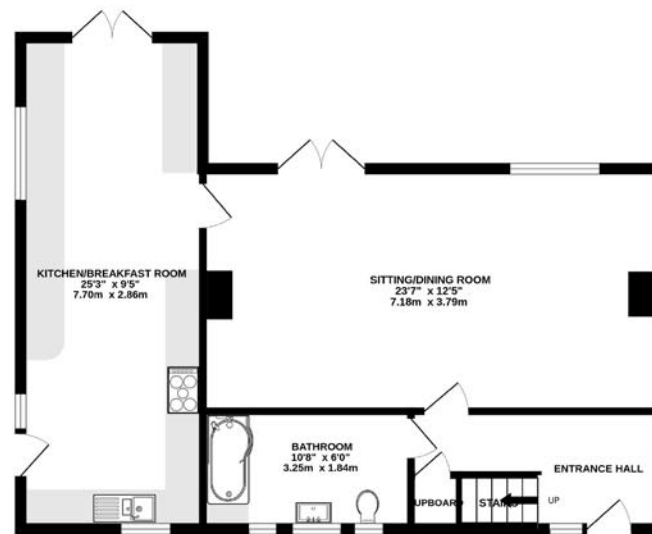
Vacant possession of the freehold will be given upon completion.

Agents' Note

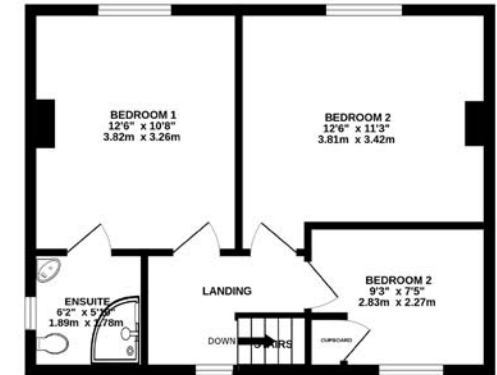
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £289,950

GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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.
Made with Metropix ©2023

Offices throughout Norfolk & Suffolk:

Beccles 01502 710180
Diss 01379 644822
Norwich 01603 859343
Harleston 01379 882535
Loddon 01508 521110
Halesworth 01986 888205



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.

A member of OnTheMarket™



BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE
Tel. 01986 888160
bungay@muskermcintyre.co.uk