



St. Johns Road,
Bungay, Suffolk



**MUSKER
McINTYRE**
ESTATE AGENTS

Beccles - 5.8 miles
Norwich - 15 miles
Southwold - 16 miles

A superb opportunity to purchase this attractive late Georgian Grade II Listed Home ideally situated for the Town Centre and its amenities. The property boasts surprisingly spacious accommodation, comprising of two reception rooms, study, modern kitchen, conservatory and bathroom on the ground floor with two large double bedrooms on the first floor the second of these leading to a dressing room/bedroom three. Outside ample parking leads to the garage whilst at the rear we find a most attractive south westerly facing garden. The property is offered with no onward chain.



Property

Entering the property via the front door we are welcomed by the entrance hall where the charm and character that flows throughout the home is instantly apparent. Our stairs rise to the first floor, doors open to both reception rooms and we pass a decorative arch to the study set at the rear of the hallway. Stepping into the sitting room the feeling of space is enhanced as the room flows open plan to the dining room. An attractive sash window looks to the front whilst a feature fireplace offers a focal point. Stepping through to the dining room we again find a feature fire whilst a door returns to the hall on one side and leads to the kitchen on the other. At the rear a glazed door opens to the conservatory which further extends the living space ideal when entertaining. The conservatory takes in the fantastic view of the garden, providing the perfect space to enjoy the outside throughout the year. Back in the dining room we enter the kitchen where a modern range of units are set against attractive worksurfaces, a fitted fridge and freezer feature along with a double oven, hob and extractor. Space is made for the washing machine and we find the sink set below a window looking to the side aspect. Two large cupboards offer a pantry and storage space whilst a door opens to the driveway at the side of the house. Completing the ground floor accommodation we find an impressive bathroom space offering a bath, separate shower, wash basin and w/c. Climbing the stairs to the first floor landing doors open to the two main bedroom spaces. Set to the front an exceptional double bedroom enjoys a large sash window to the front aspect as well as fitted storage and a vanity wash basin. At the rear a second generous double room takes in a view of the gardens. A door from here opens to the dressing room/bedroom three where we find fitted wardrobes and a large cupboard houses the hot water system. This completes the accommodation.







Outside

From St.Johns Road we approach the front of the house via the attractive courtyard frontage which is framed by a low brick wall and iron gate. To the side our drive way provides an initial parking spot for two vehicles whilst gates open to parking for two further vehicles and gives access to the garage. From the back of the house we step from the conservatory into the stunning south-westerly facing garden. A patio leads from the conservatory, from here a large area of lawn is framed with flower beds which surround the garden in colour, a second section of garden is set to the foot of the space where a retired kitchen garden retains some fruit trees and further areas of lawn lead to the summer house, shed and greenhouse. The entire space is enclosed with timber fences and walls.

Location

This charming property is situated just footsteps from the heart of the market town of Bungay. Bungay offers a good range of all the necessary amenities and shops, schools, doctors surgery, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool with gym and a 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 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. All mains connected.
Energy Rating: TBA

Local Authority:

East Suffolk Council
Tax Band: B
Postcode: NR35 1DL

Tenure

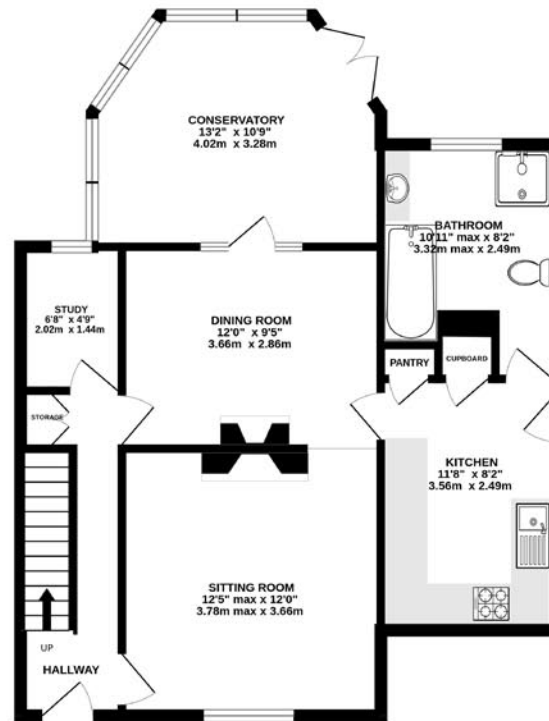
Vacant possession of the freehold will be given upon completion. The property is awarded a Grade II Listing.

Agents' Note

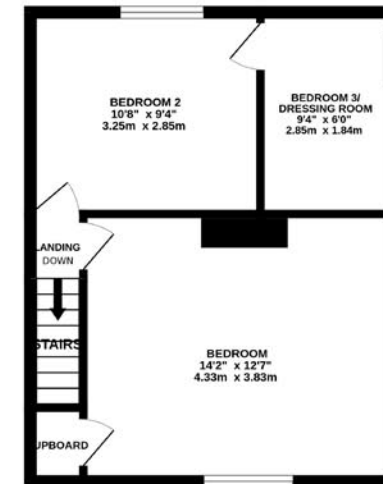
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £275,000

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq.ft. (95.0 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

Offices throughout Norfolk & Suffolk:

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

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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