



M
M

Church Road,
Flixton, Bungay.

M
M

**MUSKER
M^CINTYRE**
ESTATE AGENTS

Bungay - 3.6 miles
Harleston - 4.9 miles
Norwich - 18.1 miles
Southwold - 18.9 miles

Superbly situated and presented to an exceptional standard we are delighted to offer this modern detached Three Double Bedroom bungalow in the popular village of Flixton. The property has undergone a delightful refurbishment by the current owner, now offering three superb double bedrooms, generous, bright open plan living spaces, an exceptional kitchen/breakfast room, shower room and second w/c. Outside the generous plot extends to just over a quarter of an acre and boasts an oversized garage and ample parking whilst at the rear the most delightful garden set against a meadow backdrop. This is a must view.



Property

Stepping through the front door of this delightful home we pass one of the feature porthole windows before entering the hallway where the feeling of space and impressive amounts of natural light that flow throughout the bungalow are instantly apparent. To our left we find the bedrooms whilst all of the living space is set to the right providing an excellent division of the two areas. Set to the front of the property we find the generous master bedroom which looks onto the front gardens and boasts triple fitted wardrobes leaving exceptional space for our furnishings. To the middle of the hall a second generous bedroom again enjoys a fitted wardrobe and looks to the side aspect. At the rear we pass a storage cupboard and find a third double bedroom which takes in a view of the impressive rear gardens. Adjacent we find the re-fitted shower room which boasts a modern white suite offering a shower, w/c and basin set against attractive tiled walls and flooring, next door a second separate w/c echoes the modern finish. Stepping across the generous hallway we enter the living areas where the bungalow comes into its own, the dining room and sitting room flow open plan providing two generous spaces that are filled with light. These two rooms are perfect for entertaining and family living alike. Two large windows fill the sitting room with natural light whilst a wood burner set in a brick fireplace provides a cosy focal point. From the dining room French doors lead out to the garden whilst internally a door opens to the kitchen/breakfast room. The kitchen does not disappoint! A range of contemporary wall and base units line the room whilst contrasting tops provide a mass of working space. A large breakfast bar offers a spot for informal dining whilst three windows fill the room with light. A fitted double oven and hob feature whilst the sink is positioned looking onto the rear gardens. A door leads to the rear porch and in-turn out to the garden.







Outside

Approaching Threeways from Church Road we are welcomed by the extensive driveway which provides an ample parking and turning area whilst giving access to the side of the property where the drive leads to the over sized garage/workshop. The front garden has been hard landscaped for ease of maintenance whilst attractive shrubs and perennial flowers bring colour and contrast to the space. At the rear the garden echoes the attention to detail inside and we find a generous patio leading from the French doors in the dining room, this provides the perfect spot to enjoy the aspect of the garden and opens to the lawns. The lawns are framed with an array of planted beds that fill the space with colour and scent whilst an immaculate kitchen garden offers a haven for the green fingered. At the foot of the garden we take in the open field views and find a delightful summer house nestled in its own garden area offering a hideaway from the world.

Location

This delightful detached bungalow sits within the attractive village of Flixton which has a Public House along with The Norfolk & Suffolk Aviation Museum. Flixton is located between the market towns of Harleston and Bungay. The market town of Harleston provides all schools, nurseries, shops, Post Office, churches, doctor's surgery, dentist, restaurants and pubs. 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 40 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 14 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

Mains Electricity.
Mains Water.Mains Drainage.
Owned Solar Panel System.
Oil Fired Central Heating.
Energy Rating: D

Local Authority:

East Suffolk Council
Tax Band: D
Postcode: NR35 1NU

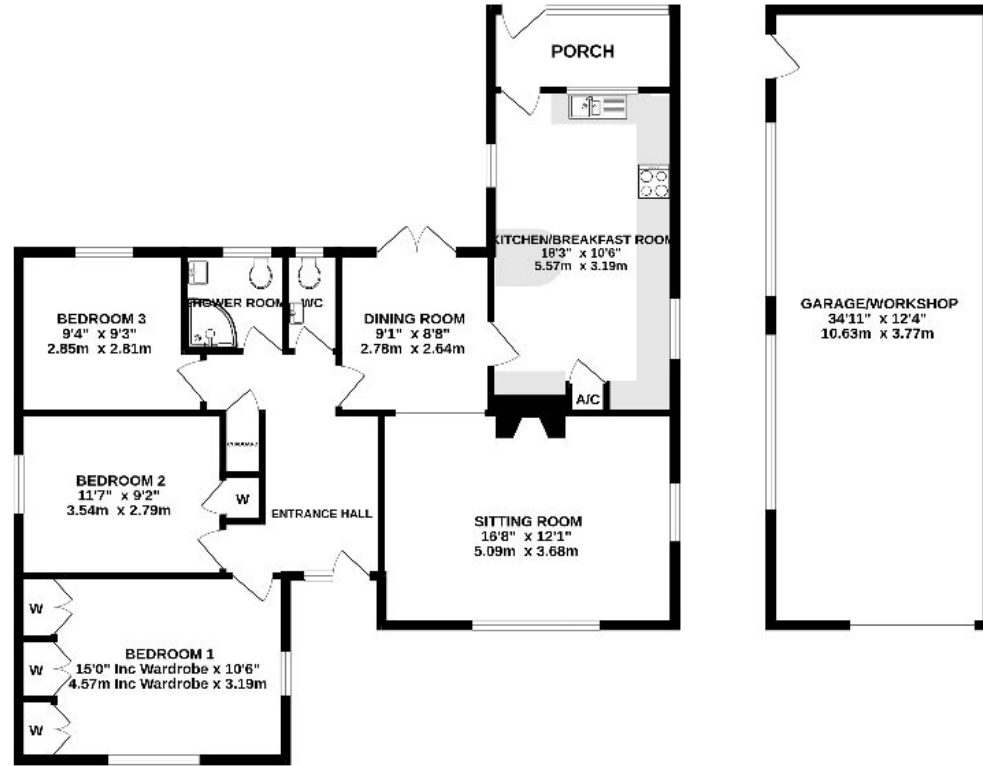
Tenure

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: £425,000



TOTAL FLOOR AREA: 1460 sq.ft. (135.7 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floor plan contained herein, errors of omission, and/or errors of commission, may occur. Prospective purchasers should verify all dimensions and details of the property by a professional surveyor. The services, systems and appliances shown, are, for illustrative purposes only, and their location, condition and/or operation can be checked.

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