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*St. Johns Road,  
Bungay, Suffolk.*

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**MUSKER  
McINTYRE**  
ESTATE AGENTS

Beccles - 5.8 miles

Norwich - 15 miles

Southwold & The Coast - 16 miles

A superb opportunity to purchase this charming double fronted cottage situated just footsteps from the Town Centre and Amenities. The property boasts deceptively spacious accommodation comprising two reception rooms, two bedrooms, attractive kitchen & bathroom and a vast landing/family space. Outside an attractive front courtyard leads to the house whilst at the rear we find a charming walled garden. Viewing is essential to appreciate all the property has to offer. The property is offered with no onward chain.

## *St. Johns Road, Bungay*



### **Property**

Entering the property via the front door we step into this charming home via the sitting room. The space and character that run through the cottage is instantly apparent. Exposed timber floors line the room and flow into the study area whilst an attractive red brick inglenook houses the wood burning stove. A window in both the sitting room and study area look to the front aspect and fill the room with natural light. From the study double doors open to the rear of the property where we step into the dining room which in-turn flows open plan to the kitchen. both rooms look onto the rear gardens and a door from the dining room opens to the patio. Tiled flooring runs through these two rooms whilst the kitchen is fitted with a range of hand made units perfectly fitting to the style of the cottage. A butler sink is inset to the solid wood work surfaces and space is made for all of our kitchen appliances. Back in the sitting room our stairs rise over a cupboard set to the inglenook. On the first floor we are greeted by a the most impressive landing space, the landing offers space to be used a snug or play room and boasts an attractive feature fire place. A window enjoys the view to the front whilst two fitted cupboards offer excellent storage. Doors from here open to both bedrooms and the bathroom whilst a feature set of wooden steps rises again to the loft. At the rear we find the first of our bedrooms looking onto the garden, a large cupboard houses the recently fitted gas combination boiler. Adjacent we find the bathroom which is fitted with a contemporary white suite offering a bath with shower over, w/c and wash basin. Completing the accommodation we find the main bedroom set to the front aspect. This comfortable double rooms enjoys a window looking to the front of the property and over to the bowls green.







## Outside

From St.Johns Road we approach this charming cottage via the attractive courtyard frontage which is framed by a low brick wall and iron railings. At the rear we step from dining room onto a generous patio which provides the perfect extension to the house when entertaining outside. Part of the brick and flint wall to the rear of the property is exposed and an attractive grape vine is growing over the door. The garden extends to an area of lawn where a path leads us down to a timber deck seating area which is framed by raised planted beds. A second path leads to a brick outbuilding and log store area. Access over number 15 is allowed weekly for the wheelie bins.

## Location

This charming double fronted cottage is situated in the heart of the market town of Bungay. 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). 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

Mains Electricity.  
Mains Water.  
Mains Drainage.  
Gas Fired Central Heating.  
Energy Rating: D

## Local Authority:

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

## Tenure

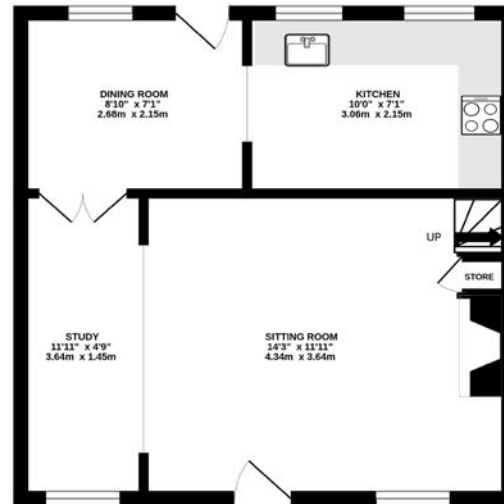
Vacant possession of the freehold will be given upon completion.

## Agents' Note

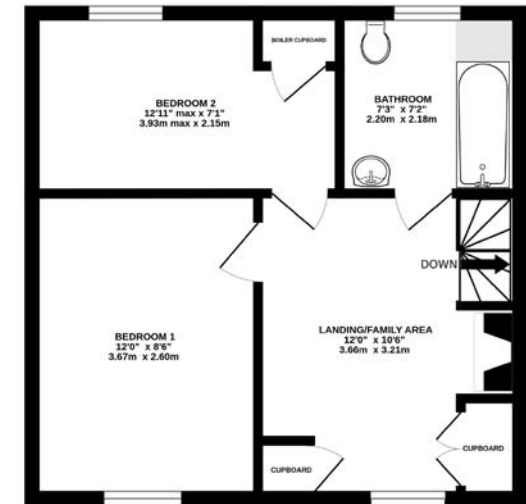
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £235,000**

GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



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



TOTAL FLOOR AREA: 715 sq.ft. (66.4 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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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](http://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.

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