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*Joyce Road,
Bungay, Suffolk.*

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**MUSKER
McINTYRE**
ESTATE AGENTS

Bungay Town Centre - 0.9 miles
Beccles - 5.8 miles
Norwich - 15 miles
Southwold - 16.7 miles

A superb opportunity to purchase this deceptively spacious, four bedroom, semi detached family home ideally situated for all of the Town's amenities. The property benefits from a generous south facing rear garden which extends to offer space for off road parking or to re-instate the garage. Internally the accommodation boasts a ground floor w/c, open plan sitting/dining room, generous kitchen/breakfast room, conservatory and a substantial extension which has served as a ground floor bedroom but offers total flexibility in its use. On the first floor two double bedrooms and a generous single lead off the landing along with the modern shower room. This is a superb opportunity for someone looking to put their own mark on a home. Viewing is essential.



Property

Entering this family home via the front door we are welcomed by the entrance hall where the feeling of space and light that flow throughout the property is instantly apparent. Stairs rise to the first floor providing storage below whilst we find the ground floor w/c adjacent. A door from the hall opens to the main accommodation where the theme of space continues. The sitting room and dining room flow open plan providing an exceptional room perfect for family living and entertaining. A window looks on to the rear gardens and chimney breasts are in situ at opposite ends of the room. A door to the rear opens to the large extension which has served as a ground floor bedroom for the owners, a shower and wash basin are in place but could easily be removed to provide a superb additional entertaining space. French doors from here open to the garden and a window looks to the same. Stepping to the front of property we find the kitchen/breakfast room leading from the sitting area, again this is an impressive room offering ample space for informal dining, three windows look to the front aspect whilst a basic range of kitchen fittings line the walls. At the rear a door opens to the conservatory which in-turn leads to the garden. On the first floor we find a spacious landing leading to all of the rooms. At the rear two superb double bedrooms both enjoy fitted cupboards and feature fire places whilst taking in a view of the rear garden. At the front we find a generous single bedroom again with a fitted cupboard whilst at the head of the stairs a modern shower room, offers a double width shower, wash basin and w/c. This completes the accommodation.







Outside

Approaching the front of the property from the road a gate passes through the low set brick wall into the front garden. A path leads us to the front door whilst an area of lawn is framed with attractive hedging and a variety of shrubs bringing colour to the space throughout the year. At the rear we find a delightful south facing garden which leads from both the French doors in the extension and a door the exists the conservatory. The French doors step onto the patio and directly into the main garden space which is laid to lawn and surrounded with stocked flower beds, shrubs and small but established trees. A feature pond is set beside the patio and a selection of sheds are in situ. From the conservatory we step onto a large area of hardstanding ideal for bin storage, from here a side gate exits via Ecclestone Terrace. At the foot of the garden space a former garage stands in the over growth providing space to re-build or create off road parking, access to this is via Ecclestone Terrace.

Location

This property is situated on a popular estate offering excellent access to the schools and sports centre along with being within walking distance of the Town Centre and banks of the River Waveney. 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: C

Local Authority:

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

Tenure

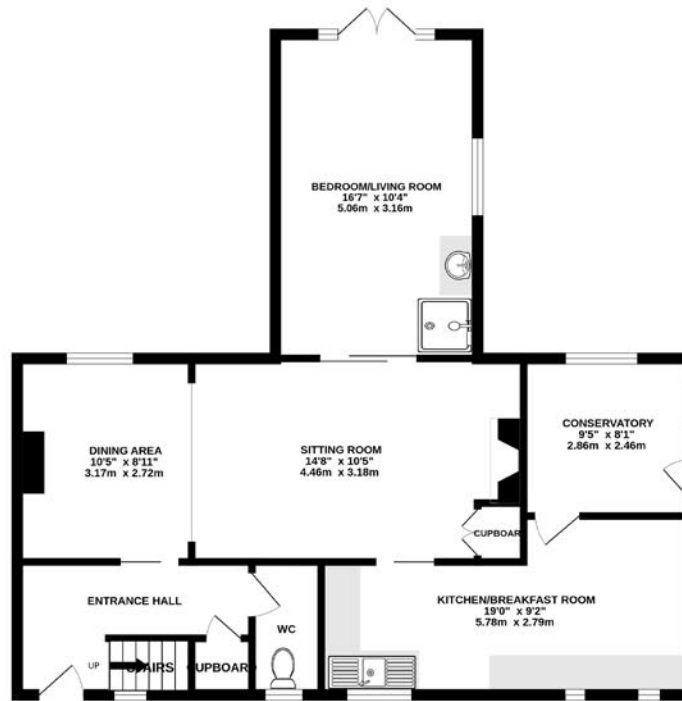
Vacant possession of the freehold will be given upon completion.

Agents' Note

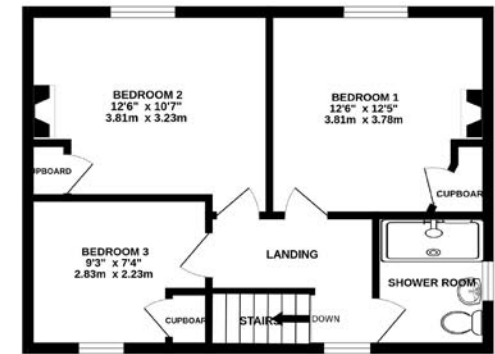
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £220,000

GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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

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.



To arrange a viewing, please call 01986 888160

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