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*Kings Road,  
Bungay, Suffolk.*

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**MUSKER  
McINTYRE**  
ESTATE AGENTS

Bungay Town - 0.9 miles  
Beccles - 5.8 miles  
Norwich - 15 miles  
Southwold & the Coast - 16 miles

**An excellent opportunity to purchase this deceptively spacious three bedroom family home. The property is excellently presented throughout and boasts generous, bright, open plan living whilst a larger than average garden enjoys a southerly aspect. Internally the living space leads from a large entrance hall where the sitting room, dining room and kitchen are designed around family life and entertaining. A ground floor W/C features whilst upstairs three bedrooms, bathroom and separate shower room lead off the landing. Viewing is essential to appreciate the space and value for money this property offers.**



### **Property**

Stepping through the front door of this family home we are first welcomed by the entrance porch where we pass the ground floor cloakroom before entering the main entrance hall. Instantly the feeling of space that runs throughout the home is apparent. Stairs rise to the first floor whilst a two cupboards provide essential storage for our coats and boots. To our left a door opens to the sitting room whilst straight ahead we find the kitchen. Stepping into the sitting room we are greeted by a superb, bright space. At over 21.ft the room fits perfectly with family life. A window looks onto the front garden and fills the room with light whilst a free standing feature woodburning stove commands a focal point to the room. French doors lead from the sitting room into the dining room, perfect for entertaining. The dining room enjoys French doors into the garden, attractive tiled flooring flows into the kitchen and reflects the light from the two roof windows above. In the kitchen we find an attractive range of oak wall and base units set against contrasting work surfaces. Our sink is set to one side of the room whilst a fitted double oven, hob and extractor are set opposite. A door from here returns full circle to the entrance hall. At the head of the stairs we find both the shower room and bathroom. The shower room is finished with attractive tiles with a double width shower cubicle and w/c in place whilst the bathroom mirrors the finish and boasts a large bath and wash basin. Stepping along the landing a large cupboard offers storage and house the hot water tank. Set to the rear we find the first of the double bedrooms looking to the rear aspect whilst at the front we find the second double bedroom and the generous single room which benefits from a fitted storage cupboard. This completes the accommdoation.







## Outside

Approaching the front of the property via the public footpath we pass the generous lawn which wraps around the side of the house offering potential for off road parking (stpp) a path leads to the front door and side alley providing access to the rear whilst on the opposite side of the plot a agate again opens to the rear garden and we find a bin store area. At the rear the garden enjoys the southerly aspect. French doors lead from the dining room onto the generous patio ideal for summer entertaining, a step rises to the lawn passing a planted border. timber fences enclose the space and a path leads to a timber shed, the garden further extends at the rear offering a superb additional space for a play area or kicthen garden hidden from view.

## Location

This property is situated at the end of a quite cul-de-sac close to the schools and sports centre yet within walking distance of the Town Centre. 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.  
Electric Heating & Woodburning Stove.  
Energy Rating: D

## Local Authority:

East Suffolk Council  
Tax Band: A  
Postcode: NR35 1RR

## Tenure

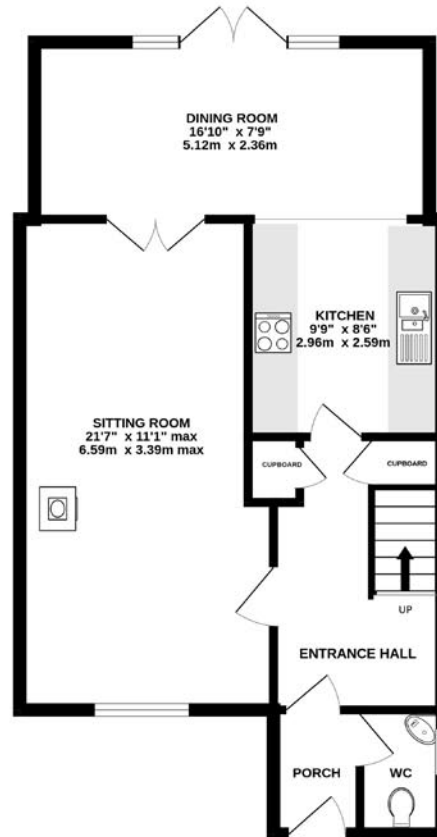
Vacant possession of the freehold will be given upon completion.

## Agents' Note

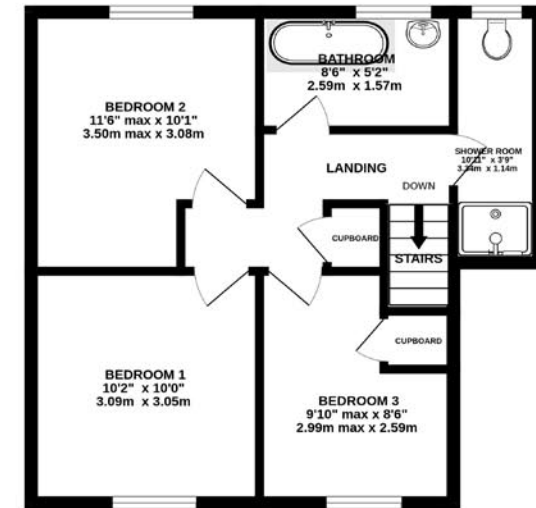
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £230,000**

GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.9 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.  
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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



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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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