

EH

EXQUISITE
HOME



SPECTACULAR SURROUNDINGS

In the centre of town but in a very quiet location with the marshes sweeping away down to the river behind is this immaculate family home, simply packed full of delights. Built in 1990, its position on a hill has given it a wonderful layout and plenty of versatility. The present owners bought it in 2010, having fallen in love with it the moment they saw it. They were looking for a house close to the town centre with a garage, driveway, plenty of storage space and a south facing garden and found it in this charming property. In addition to the sunny garden the property also benefits from approximately 1.5 acres of beautiful water meadow situated across the road which includes fishing rights on the River Waveney. Since moving in, they have replaced the sun room, put in the veranda, had a bespoke kitchen built by a local craftsman, replaced the bathrooms, redecorated and recarpeted throughout and put in a pair of French windows and a wood burner.





The house is approached via a block paved drive with room for parking and there is a double integrated garage with power and light which has plenty of room for more cars and is also used as a workshop. A set of stairs to the right of the house lead directly into the garden. A porch leads into the entrance hallway on the lower ground floor where there is a contemporary utility room with a sink, plumbing for a washing machine and plenty of cupboard space, as well as a pantry and a huge built in cupboard. The stairs rise to the entrance hallway on the ground floor and to the left is a pair of double doors leading into the delightful sitting/dining room. With pale painted walls, a handsome wooden mantelpiece with tiled surround containing a multi fuel wood burner and natural light streaming in through the sliding doors out to the sun room, this is a charming room much used by the owners for relaxing, socialising and entertaining. There is space for a dining room table and chairs, ideal for social occasions. The family have enjoyed many happy Christmases and New Years here as well as hosting dinner parties and family gatherings. The wood burner gives off incredible heat and also keeps the upstairs warm. The sun room next door is the perfect place to over-winter and harden off plants and they all thrive in this warm space. With its wonderful views of the pretty walled garden, it is somewhere the owners love to sit with a coffee reading the newspaper. The veranda which runs along the back of the house is also home to many plants which thrive right through the year. The owners love having barbecues and use this warm and sheltered space all year round.

A pair of double doors lead from the veranda into the kitchen. With its cream units, hard-wearing marble effect worktops, Karndean flooring, integrated electric oven and microwave, island with sink, seating and integrated dishwasher, soothing pale green walls and tiles, this is truly a cook's kitchen. The owner loves cooking, making jam, chutneys and pickles and with its spacious light-filled interior, wonderful flow and plentiful cupboards, this is the perfect space to do so. The seating at the island is used most days for meals and with natural light flooding in from the veranda, it is the most delightful place to eat and cook.



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"...this room is a favourite place to sit and relax in the evening, especially in the winter when the log burner is lit..."





At the front of the house is the large and beautiful principal bedroom with natural light pouring in through the bay window, a window seat, spacious built in wardrobes and an en suite bathroom with a P-shaped bath with shower over. The second bedroom is currently being used as a home office while the third bedroom, with its built in wardrobes with glass sliding doors and built in shelving is used as a dressing room. It could equally be converted back into the third bedroom if desired. There is a crisp, contemporary shower room and a cloakroom which complete the accommodation on this floor.

Comfortable Guest Accommodation

The stairs leads up to a galleried landing with room for furniture from which lead the two guest bedrooms, both double, one with two skylights and one with one, adding very greatly to the sense of light and space on this floor. There is a good amount of loft storage on this floor, very useful for stowing rarely used items.





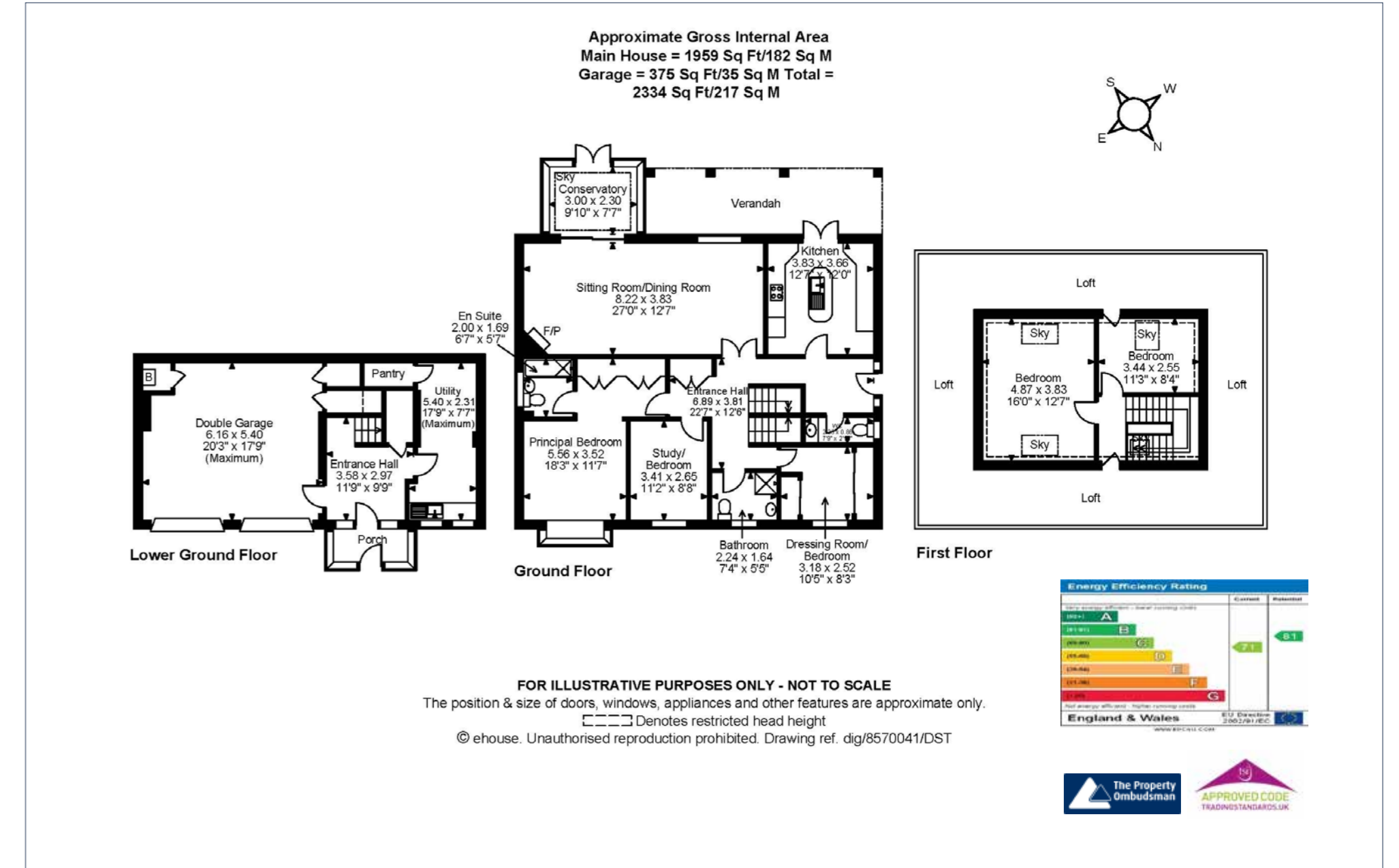
LOCATION

The walled garden is completely private and has been planted up with an eye to texture, fragrance and fruitfulness. There is a rose garden, a small vegetable patch, a herb garden including thyme, marjoram, rosemary, tarragon, oregano, chives, basil, mint and parsley, an intensely scented lilac, two fruitful peach trees, a fruiting grapevine on the veranda, scented geraniums and a small greenhouse. There is a small paved seating area and the rest of the garden is laid to lawn. The marshland beyond the garden has a fig tree, damson, plum and thriving vegetable patch. There is also plenty of wild garlic. The owners love living in this peaceful street, but within minutes, a walkway from the garden takes you straight into Broad Street. Since everything is on the doorstep, there is no need to drive anywhere. The neighbours are all extremely friendly and supportive and this beautiful house with its many comforts, plus off street parking, delightful garden and rich expanse of marshland is a jewel in the charming setting of Bungay.

The bustling market town of Bungay sits in the beautiful Waveney Valley on the edge of the Broads National Park. Just six and a half miles west of Beccles, it is full of history, but unlike many communities whose wealth and success lie in the past, it has continued to be a close-knit, lively and sought-after town full of independent shops, cafes and restaurants. Grade I listed Bungay Castle is Norman in origin but was rebuilt by Sir Roger Bigod, the Fifth Earl of Norfolk, the Church of St Mary was founded as the church of the Benedictine Bungay Priory and is also Grade I listed and round-towered Holy Trinity Church was built in the eleventh century. The town is the location for a number of important businesses, including Fen Farm Dairy (manufacturers of Baron Bigod cheese), Richard Clay & Sons Printing and St Peter's Brewery. There is a weekly market, several preschools, nurseries and primary schools and a high school, as well as a mix of cafes and restaurants offering local produce. Transport links are good, with the A143 running southwest to Bury St Edmunds and the A146 heading into Lowestoft. Regular fast trains run from Beccles into Ipswich and thence to London Liverpool Street.



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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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