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Wherry Road,
Bungay, Suffolk.

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**MUSKER
McINTYRE**
ESTATE AGENTS

Bungay Town Centre - 1.4 miles
Beccles - 5.8 miles
Norwich - 15 miles
Southwold - 16 miles

A superbly located and deceptively spacious detached family home set in an elevated position on the edge of Bungay enjoying views of the Town and open meadow behind. The property offers superbly appointed accommodation designed around family living and entertaining alike boasting an 18.ft sitting room, open plan kitchen and large conservatory as well as a ground floor cloakroom. On the first floor we find three generous bedrooms and the family bathroom. The generous plot offer off road parking and a fantastic rear garden with superb views. Viewing is essential to appreciate the space and location on offer.



Property

Entering this family home via the front door we are welcomed by the generous entrance hall, stairs rise to the first floor and doors open to all of the ground floor accommodation. Timber effect flooring lines the space and flows throughout the kitchen and conservatory adding to the exceptional feeling of space. To our right we find the ground floor cloakroom with a door to the sitting room adjacent. Entering the sitting room the feeling of space that flows through the house is very apparent, at over 18.ft this space is perfect for family living and entertaining alike. A door opens to the pantry/utility space whilst patio doors open to the conservatory, described by the vendor as the perfect entertaining space. The conservatory enjoys a view over the garden and open meadow beyond. From here we head open plan to the kitchen which leads back to the hall. The kitchen is fitted with a range of wall and base units set against contrasting work surfaces. The sink is set below a window whilst the dishwasher, fridge freezer and cooker are fitted. Climbing the stairs to the first floor we step onto the generous landing which leads to all of the rooms. At the rear we find the first of the double bedrooms overlooking the rear aspect and boasting built in wardrobes. Adjacent the family bathroom offers a white suite with shower fitted over the bath, attractive tiles complement the room. At the front we find the smaller bedroom again boasting fitted storage space. Completing the accommodation the large main bedroom again is set to the front aspect and enjoys the impressive view over the entire town. Built in wardrobes compliment the room.







Outside

The property enjoys an elevated position with stunning views over the Town and Waveney Valley whilst at the rear we look onto open community meadow. The front of the property is approached by a drive way offering off road parking and leading to the garage. The garage has been part converted offering a good size garage store at the front and a internal pantry/utility space accessed from the sitting room inside (this could easily be reversed if garaging a car is important). The front garden is laid to lawn framed with established shrub boundary. A path leads to the front door and to the side giving gated access to the rear. From the conservatory French Doors step onto the large patio area perfect for enjoying the southerly aspect. The main garden is laid to an extensive lawn enclosed by timber fences. At the rear a low set walled flower bed leaves the open meadow views to be enjoyed.

Location

This property sits on a popular estate enjoying open field views, on the edge 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: C
Postcode: NR35 1LG

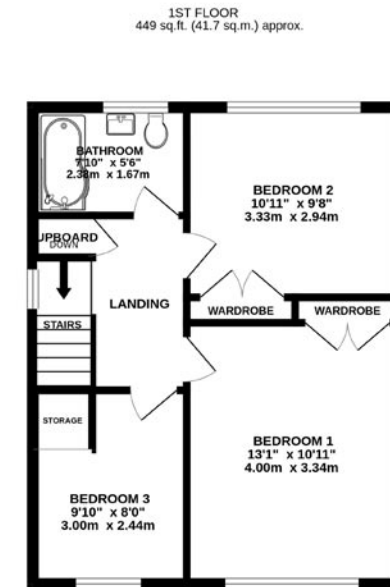
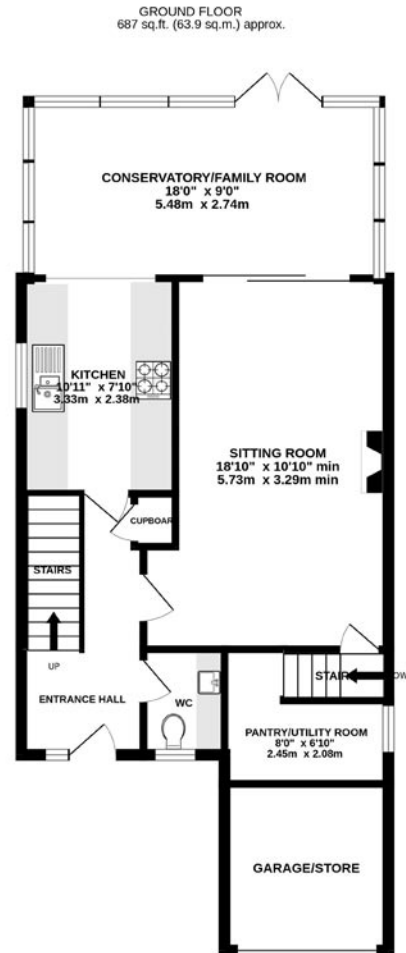
Tenure

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: £275,000



TOTAL FLOOR AREA: 1137 sq.ft. (105.6 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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To arrange a viewing, please call 01986 888160

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Harleston	01379 882535
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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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