



*Victoria Terrace,  
Quaves Lane, Bungay.*



**MUSKER  
McINTYRE**  
ESTATE AGENTS



Beccles - 5.8 miles

Halesworth - 9.1 miles

Norwich - 15.2 miles

**A superb opportunity to purchase this attractive Town Centre, three bedroom home. The property enjoys a quiet yet central position and has recently undergone a full re-decoration in preparation for a new owner. Inside the deceptively spacious accommodation boasts a large sitting room, kitchen dining room, ground floor shower room and w/c whilst upstairs we find an impressive master bedroom, two generous single rooms and the family bathroom. Outside off road parking and a delightful enclosed rear garden further complement the home.**



### **Property**

Stepping through the front door of this delightful home we are welcomed by the entrance porch before stepping through the inner door into the sitting room. The feeling of space and light that flows throughout the home is instantly apparent and two windows look onto the frontage and lane beyond, a door from here opens to the inner hall where an attractive dog leg staircase rises to the first floor and we find the ground floor shower room. the shower room is fitted with a modern and neutral suite boasting a shower, w/c and wash basin. Stepping the rear we enter the kitchen dining room, this impressive space offers a family 'hub' to the home, French doors open from the dining area to the garden whilst the kitchen space is fitted with a range of wall and base units that provide space for a cooker, washing machine and fridge freezer. A sink is set below a window that looks onto the rear garden. Climbing the stairs we find the landing where doors open to all of the first floor rooms. At the rear we find two generous single bedrooms both enjoying a view of the garden. the family bathroom is set central to the house and offers a bath, w/c and wash basin. Completing the accommodation we find the impressive master bedroom which mirrors the dimensions of the sitting room below and enjoys two windows looking onto the front aspect.











### Outside

The front of the front of the property is approached by a small area of garden and a driveway allowing off road parking for one vehicle, an attractive wrought iron railing is set to the steps which lead to the front door. At the rear the delightful garden is accessed from French doors in the kitchen dining room. This delightful space is fully enclosed by timber fencing and laid to paving (although allows space to return part to lawn) A raised patio provides a superb entertaining area leading directly from the house. A gate to the rear provides an agreed right of way access over number 1.

### Location

This property is situated in a quiet yet central position 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). 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 Combination Central Heating & Hot Water.  
Energy Rating: TBC

## Local Authority:

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

## Tenure

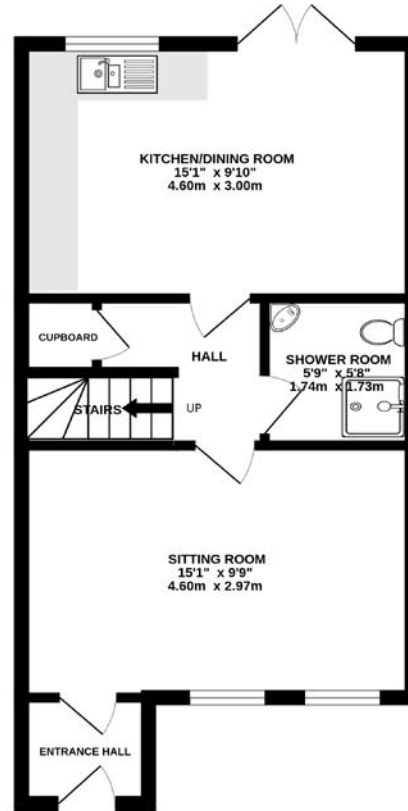
Vacant possession of the freehold will be given upon completion.

## Agents' Note

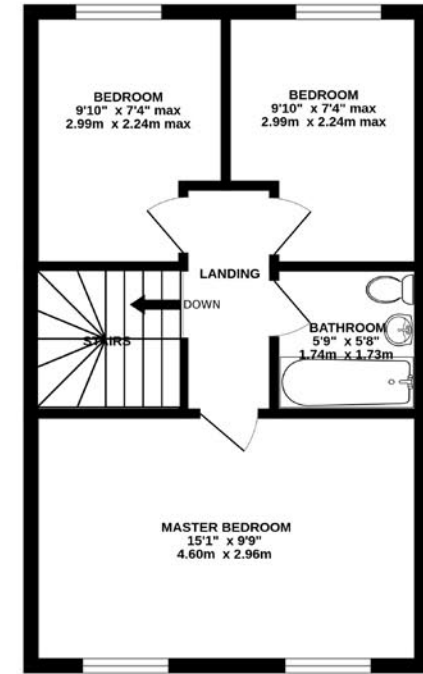
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £234,950**

GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.6 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  
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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