



*Garden Close,  
Bungay, Suffolk.*



**MUSKER  
McINTYRE**  
ESTATE AGENTS



Beccles - 5.8 miles

Norwich - 15 miles

Southwold - 16 miles

Finished to an excellent standard throughout, we are pleased to offer for sale this immaculate home, superbly situated for the Town Centre & Schools. Having undergone much refurbishment, the property now boasts generous accommodation offering a large sitting room, modern kitchen, generous conservatory and utility & W/C to the ground floor whilst upstairs we find the two large bedrooms (with option to split the larger in two) and family bathroom. Outside a generous garden and off road parking further complement the property which is offered with no onward chain. Viewing is essential.

The Property comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen
- Conservatory
- Utility Room & W/C
- Master Bedroom
- Bedroom Two (Double)
- Family Bathroom
- Off Road Parking
- Attractive Gardens



#### The Property

Stepping through the front door of this deceptively spacious home we are welcomed by the entrance hall where the feeling of space and light that flows throughout is instantly apparent, stairs rise the first floor landing whilst a door opens to the sitting room. The sitting room offers a generous space with a large window looking on to the front gardens which fills the room with natural light. Timber effect flooring complements the room and a large walk in cupboard offer excellent storage. From here we step into the kitchen which having been recently refitted boasts a superb range of modern wall and base units set against contrasting work surfaces. An eye level oven and hob are fitted whilst space is made for an under counter fridge. Tiles offer a practical, attractive floor covering and the sink is set below a window looking into the conservatory whilst a door opens to the same. The conservatory offers a super addition to the living space providing an excellent second reception room. Timber flooring compliment the space and we find a radiator and fitted ceiling fan making this a usable space, all year round. French doors lead onto the patio whilst inside a door opens to the w/c and utility space. Climbing the stairs we find a spacious landing that leads to all of the first floor rooms and airing cupboard. At the rear the first generous double bedroom boast a fitted wardrobe and enjoys a view of the rear garden. Adjacent the bathroom echoes the excellent standard of finish found through the home and comprises a bath with shower over, wash basin and w/c all set against attractive tiled walls. Completing the accommodation is the exceptional main bedroom which set to the front of the house, measures over 4.5 metres comfortably providing the option to divide the room into two if needed. The current space again boast a fitted wardrobe.



## Outside

The front of the property is approached by the attractive block weave driveway which provides off road parking for two vehicles and continues to the front door of the property and to the gated side access to the rear garden. The front gardens have been laid to a low maintenance shingle covering with raised timber sleeper beds which are filled with a variety of perennial shrubs and flowers. At the rear the garden is fully enclosed by timber fencing and two gates give access to the rear passage. From the French doors in the conservatory we step onto the patio, whilst the lawn is framed with raised timber beds which are filled with colour and scent. A large shed is in situ and a raised vegetable garden is found.

## Location

This property is situated at the entrance of this popular cul-de-sac, a short walk from the Town Centre, River Waveney, Primary Schools and Bus Stop. 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 unspoiled heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



### Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Gas fired central heating. Mains water, electricity and drainage connected.

EPC Rating: TBC

### Local Authority

East Suffolk Council

Tax Band: A

Postcode: NR35 1JE

### 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.

### Tenure

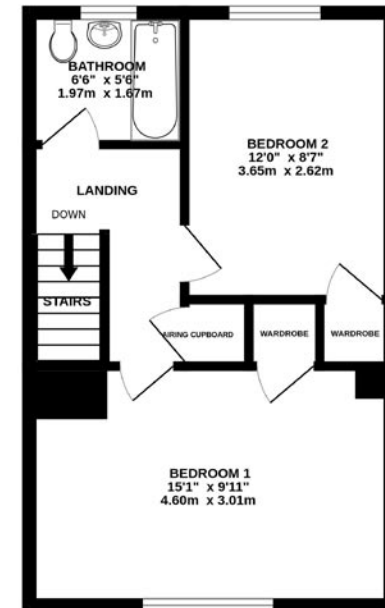
Vacant possession of the freehold will be given on completion.

**Guide Price; £210,000**

GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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.  
Made with Metropix ©2023

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

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.



A member of OnTheMarket.com



BUNGAY OFFICE  
3 Earsham Street  
Bungay  
Suffolk  
NR35 1AE  
Tel. 01986 888160  
[bungay@muskermcintyre.co.uk](mailto:bungay@muskermcintyre.co.uk)