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*Jubilee Road,  
Bungay, Suffolk.*

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**MUSKER  
McINTYRE**  
ESTATE AGENTS

Beccles - 6.2 miles  
Halesworth - 8.6 miles  
Norwich - 16.6 miles  
Southwold - 16.8 miles

A superb opportunity to purchase this well appointed three bedroom family home situated within an easy walk of the town centre, schools and all amenities. The property boasts off road parking to the front and side of the house whilst at the rear we find a delightful, spacious garden. Internally the accommodation offers a generous sitting room, family kitchen dining room and ground floor bathroom whilst on the first floor we find three bedrooms, two excellent doubles and a good size single. The property is a must view.



### Property

Stepping through the front door we are welcomed by the entrance hall of this well appointed home. Stairs from here rise to the first floor whilst doors open to the kitchen/diner and bathroom. Stepping to our right we flow open plan into the sitting room, a generous room enjoying dual aspect windows that fill the space with natural light, an open fire provides a focal point to the room and houses the wood burning stove whilst attractive timber effect flooring compliments the space and continues into the hallway. Back in the hall we pass the bathroom which is fitted with a modern white suite. At the rear we find our kitchen dining room. This superb room offers space for family life and entertaining alike. A range of fitted wall and base unit line the room and provide superb working space above. The units make space for a fridge freezer and washing machine whilst a fitted, oven, hob and extractor feature. Our sink is set below the window looking to the side aspect and a door opens to the cover patio area ideal for summer entertaining. Climbing the stairs to the first floor we find three fantastic bedrooms. At the rear a generous double room enjoys a view of the rear garden whilst to the front we find a generous single room enjoying a view over the neighbouring houses and onto the open meadows toward Earsham. Completing the accommodation we find the exceptional master bedroom, this generous room enjoys windows to both the front and rear aspect filling the room with natural light. A large cupboard provides excellent storage and houses the newly fitted gas combination boiler.







## Outside

To the front of the property we find the drive way providing off road parking and giving access to the side of the house. An area of lawn is framed by an attractive picket fence and whilst planted trees and shrubs soften the space. The hard standing to the side of the house leads to a metal shed currently used as the log store whilst leading from the kitchen dining room we step out to the extensive patio area perfect which provides a superb extension to the home when entertaining. The patio is part covered allowing use throughout the year and benefits from external power points. From here a stepped path leads to the first section of lawned garden, where a path leads past a variety of fruit trees to a secluded seating area. beyond here a further area of lawn leads us to a second metal shed. The entire space is enclosed by fencing.

## Location

This property is located a short walk from the town centre of Bungay as well as being within easy reach of all the schools and amenities. 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 distance. 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. (New Combi Boiler)  
Energy Rating: C

## Local Authority:

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

## Tenure

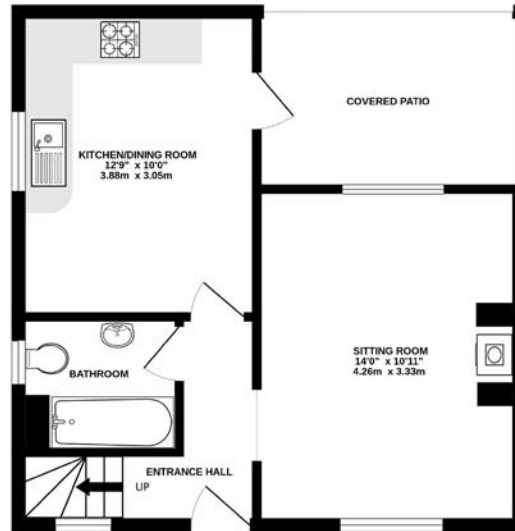
Vacant possession of the freehold will be given upon completion.

## Agents' Note

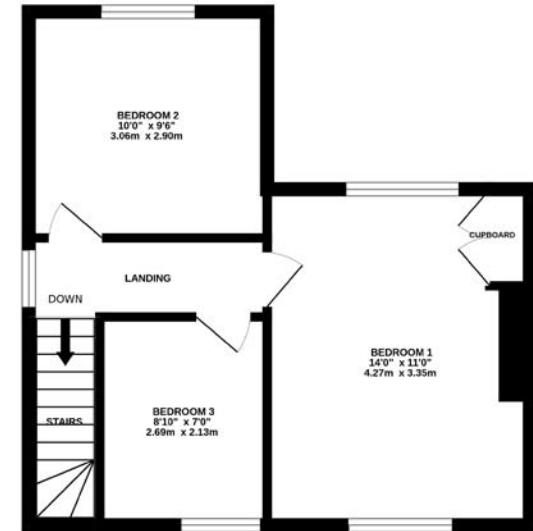
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £215,000**

GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.3 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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