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*Beccles Road,
Bungay, Suffolk.*

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ESTATE AGENTS

Beccles - 6.2 miles
Halesworth - 8.9 miles
Norwich - 15.7 miles
Southwold - 16.8 miles

A superb opportunity to acquire this deceptively spacious, four/five bedroom detached family home situated a short walk from the centre of town yet boasting a quarter of an acre (stms) grounds enjoying views over open fields and the Waveney Valley along with ample off road parking and a garage. Inside the well appointed accommodation offers up to five bedrooms whilst providing generous living spaces and flexibility in how the house is configured. A full cosmetic refurbishment would be anticipated giving a new owner the option to redesign the accommodation. Viewing is essential to appreciate the space and position on offer.



Property

Entering the property via the front door we step through the entrance porch passing a large cupboard before we are welcomed by the most impressive reception hall, this superb space sets a theme that runs throughout the home. Our stairs rise to the first floor and a further large cupboard offers superb storage. Set to the front of the property we find the first two spacious rooms which offer the potential for two ground floor double bedrooms or two excellent reception rooms depending on your needs. Both rooms enjoy a view of the frontage from large windows the fill the spaces with natural light. Back in the hall we pass the ground floor shower room and find our kitchen and sitting room enjoying the stunning view of the rear gardens and open fields beyond. The sitting room offers a superb space which is complimented by a gas wood burner effect fire, the space further extended by the addition of a large conservatory which opens to the patio and extensive garden. Across the hall we find the kitchen, this generous room is fitted with an extensive range of wooden wall and base units which currently house a fitted dishwasher, double oven hob and extractor. Our sink is set below a window looking onto the garden and door leads from here into the generous utility room which provides further fitted units and a large storage cupboard. The utility room opens to the garden and internally leads into the garage. Returning to the hall we climb the stairs to the spacious landing area which leads to the three first floor bedrooms and bathroom. At the head of the stairs doors open to the first two bedrooms, both double rooms with the larger set to the front aspect whilst the smaller enjoys two Velux style windows taking in the impressive views. Along the hall we find the family bathroom before stepping into the master bedroom. This generous double room boasts an en-suite shower room and walk in wardrobe. This completes the accommodation.







Outside

Approaching the house from Beccles Road we enter the property via the by-way which serves the five properties set back from the Beccles Road. Approaching number 37 we are welcomed onto the property by the driveway which provides off road parking and access to the garage, the front garden is laid to lawn and offers the option to further extend the parking. A path leads from here to the front door and continues to both sides of the house giving access to the stunning rear garden space. An area of patio leads from the French doors of the conservatory whilst we can also access the house via a door in the utility room. The garden is mainly laid to lawn and framed with a variety of mature hedges. At the foot of the garden the boundary is open and enjoys the most stunning meadow views over the Waveney Valley.

Location

This superb property is located within walking distance to the town centre of Bungay whilst enjoying open field views across the Waveney Valley from the rear garden. 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 Fired Central Heating.
Energy Rating: E

Local Authority:

East Suffolk Council
Tax Band: D
Postcode: NR35 1HT

Tenure

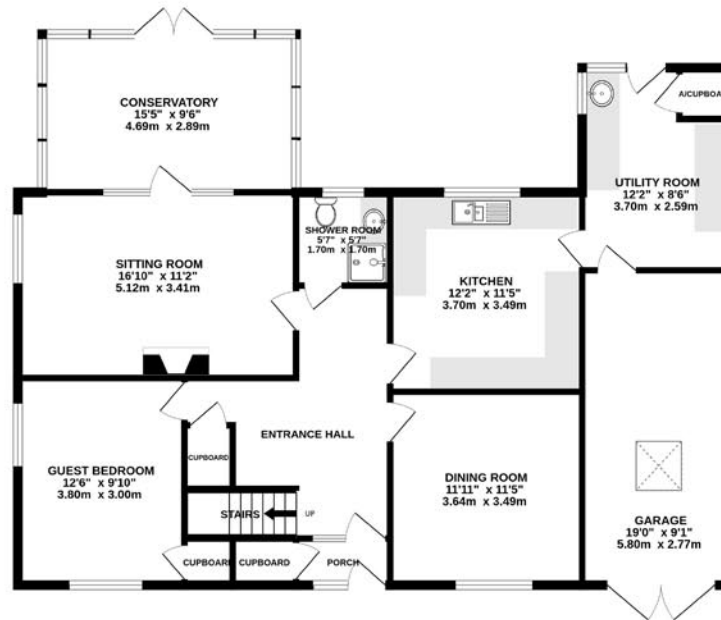
Vacant possession of the freehold will be given upon completion.

Agents' Note

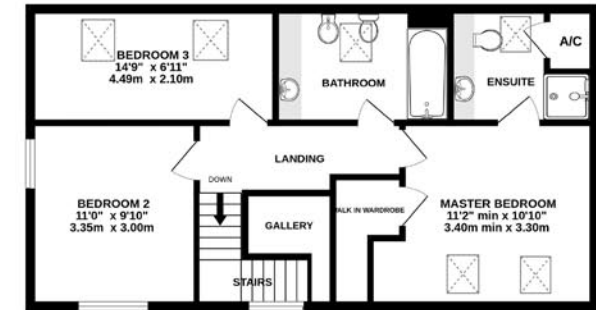
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £425,000

GROUND FLOOR
1231 sq.ft. (114.4 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1839 sq.ft. (170.9 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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