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Nethergate Street,
Bungay, Suffolk.

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MUSKER
McINTYRE
ESTATE AGENTS

Beccles - 5.8 miles
Norwich - 15.9 miles
Southwold - 16.2 miles

Finished to a standard so rarely seen, we are delighted to present this stunning Victorian Cottage situated just footsteps from vibrant Market Town Centre of Bungay. In the hands of one of our favourite property restoration teams the quaint exterior of the cottage now hides a stunning four bedroom family home, boasting superb open plan family living and kitchen spaces, study, ground floor lavatory. on the first floor four generous bedrooms are served by the family bathroom. Outside off road parking, entertaining areas and a charming terrace garden complement the home. Offered with No Onward chain this really is a must view!



Property

Entering the cottage via the front door we step under the storm porch and are welcomed into entrance lobby where a view of the sitting room and stunning kitchen dining room instantly grab our attention. The superb standard of finish and abundance of natural light that flow throughout the property is instantly apparent. Set to the front of the house the sitting room offers a pleasing dual aspect room that looks back to the kitchen dining room whilst offering a feeling of calm and separation from the 'hubhub' of family life. At the rear of the house the family kitchen dining space really is the 'hub' of the home and has been carefully designed to offer the perfect room for entertaining and family life alike. Herringbone effect flooring lines the room and flows open plan into the study/utility room whilst a range of fitted wall and base units are complimented by solid wood work surfaces. a fitted oven, hob and extractor feature whilst the fridge freezer is found integrated completing the clean finish to the fittings. A window is set over the sink looking onto the rear garden whilst two large windows in the dining room fill the entire space with natural light. a door from here opens to the garden perfect for summer entertaining. From here our stairs rise to the first floor and we pass an under stairs cupboard as we step into the study. This space has been fitted with plumbing should someone require a utility space. From here we step into the ground cloakroom where a modern white suite complements the space and echoes the standard of finish throughout. Climbing the stairs the first floor landing leads to all four bedrooms and the family bathroom. The master bedroom offers a superb space with an ideal recess for a fitted wardrobe whilst a window looks onto the rear garden. Two further double rooms offer views onto the grounds whilst the front facing room takes in the charming view back toward Bridge Street. The final bedroom is a generous single and looks over Nethergate Street and onto the Waveney Valley beyond. Completing the accommodation the family bathroom offers a bath with fitted shower and screen above, w/c and a vanity unit houses the wash basin.







Outside

Approaching the property from Nethergate Street the shingle drive set to the side of the house offers a superb off road parking area which leads directly to the front door of this charming cottage. The shingled area continues to the rear of the house and offers a perfect spot to enjoy the afternoon and evening sun. A door from the kitchen breakfast room leads directly onto this space ideal when entertaining through the summer months. The shingle area offers versatility depending on the balance of parking and garden space required. A brick shed is in situ whilst steps lead past the timber sleepers which lead up to the impressive terrace garden area. This space is laid to bark with a range of established planted shrubs and native flowers, from here we take in the impressive vista, offering views over Nethergate Street and toward the Waveney Valley beyond.

Location

This property is situated footsteps from the heart of the Market Town of Bungay and the many, open, green walks along the River Waveney. 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.

Electric Eco Boiler Central Heating & Hot Water System.

Energy Rating: TBC

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR35 1HE

Tenure

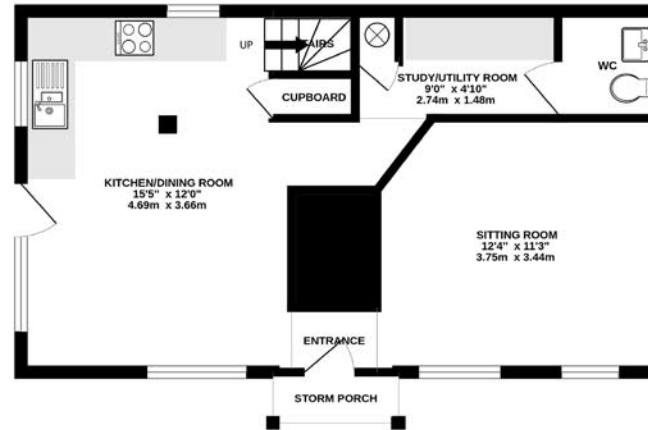
Vacant possession of the freehold will be given upon completion.

Agents' Note

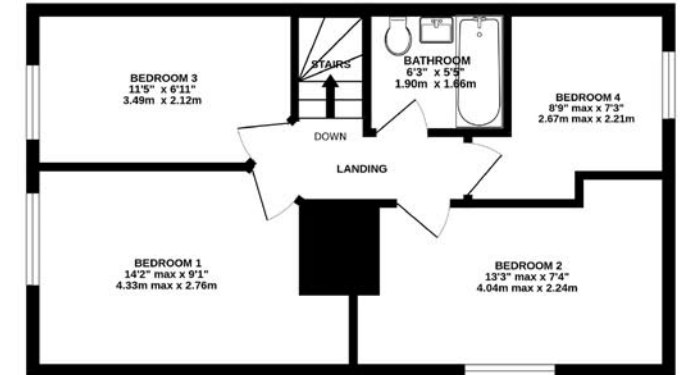
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £395,000

GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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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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