



*Broad Street,
Bungay, Suffolk.*



**MUSKER
McINTYRE**
ESTATE AGENTS



Harleston - 9.2 miles. Beccles - 8.1 miles
Norwich - 15.4 miles. Southwold - 16.8 miles

An exciting opportunity to purchase this quaint yet deceptively spacious Victorian Cottage situated in the heart of the Market town of Bungay. The red brick 'chocolate box' exterior hides a stunning modern living/entertaining space created by the current owners making superb use of every inch that the two original cottages had to offer. On the ground floor the 23.ft sitting/dining room and 26.ft kitchen breakfast room are designed around family living and entertaining alike, a lobby opens to the garden and the ground floor cloakroom. On the first floor we find a double bedroom to the rear aspect and the most impressive 23.ft master bedroom which leads to the shower room. The master bedroom would easily provide two individual double rooms if needed. Appreciation is only possible by viewing.

The Property comprises briefly:

- 23.ft Sitting/Dining Room
- 26.ft Kitchen/Breakfast Room
- Rear Lobby
- Cloakroom
- 23.ft Master Bedroom
- Second Double Bedroom
- Shower Room
- Walled Rear Garden



The Property

Entering the property via the front door we are welcomed by the sitting/dining room where the vision of open, bright space our vendor set out to create is instantly apparent. Four windows fill the room with natural light whilst our eye is drawn to the centre piece of the room, a wood burning stove set in a large brick and oak inglenook fireplace. A lobby/recess area is formed where the former second front door was positioned and offers a superb wood storage space next to the fire. Ample space is made for relaxed seating and formal dining whilst heading to the rear of the property we step into the impressive kitchen/breakfast room. Newly fitted with a stunning range of units set below quartz work surfaces the kitchen offers exceptional working space and ample room for informal dining, perfect for modern family life. An inset ceramic sink is set below the window looking onto the rear garden whilst new appliances are provided which include a washing machine, fridge and range style cooker set below the extractor hood. Our stairs rise from this room where we find a useful storage cupboard housing the new gas combination boiler. At the rear we step into the rear lobby which offers a spot for our coats and boots and opens to the garden and the all important ground floor lavatory. On the first floor our stairs rise to the landing where a door opens to the rear facing double bedroom and master bedroom set to the front. The master bedroom is a real 'wow factor' room spanning the entire width of the original two cottages and offers 23.ft of space creating a most impressive bedroom area that offers the option to separate to form two fine double rooms should an owner wish. Three windows again fill the room with natural light and a large store cupboard sits to the recess of the chimney breast. Completing the accommodation we find the shower room which has been fitted with a ground level, double width shower, wash basin and w/c. This room is ready for tiling to a new owners choice.



Outside

Approaching the property from Broad Street we enter at the front via the front door directly from the foot path whilst to the side access leads to the entrance to the rear garden. The rear garden offers a delightful low maintenance space which is mainly hard landscaped and enclosed by an attractive brick wall. A raised flower bed is filled with a colour from a variety of perennial flowers. Access is granted for number 22 to cross the garden space.

Location

This charming home is centrally located, just footsteps from the town centre of Bungay and the open green spaces that surround the banks of the River Waveney. Bungay offers an excellent range of amenities including shops, schools, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool, gym and golf club. The Cathedral City of Norwich is approx 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 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: TBA

Local Authority

East Suffolk Council

Tax Band: A

Postcode: NR35 1EE

Agents Note

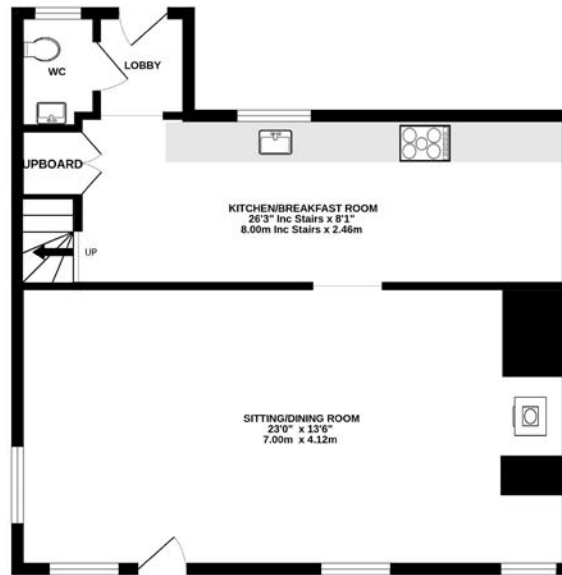
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

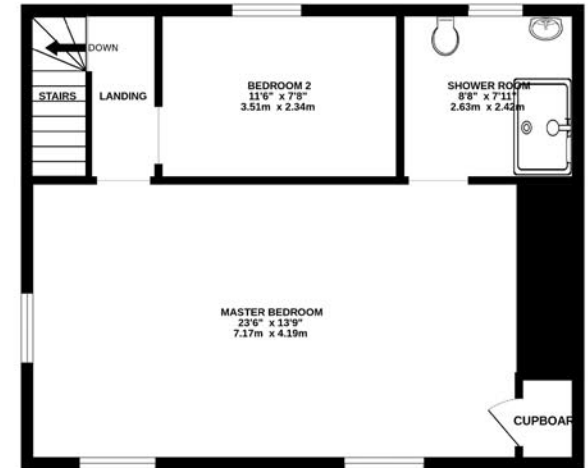
Vacant possession of the freehold will be given on completion.

Guide Price £270,000

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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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Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205

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.



BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE
Tel. 01986 888160
bungay@muskermcintyre.co.uk