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Wherry Road,
Bungay, Suffolk.

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ESTATE AGENTS

Bungay Town Centre - 1.4 miles
Beccles - 5.8 miles
Norwich - 15 miles
Southwold - 16 miles

A superb opportunity to purchase this extended and much improved four bedroom family home, ideally situated for easy access to the Market Town of Bungay, its local amenities and well regarded schools whilst being just footsteps from the open countryside that surrounds the Waveney Valley. The property boasts an exceptional plot which offers a delightful garden, ample parking and detached garage. Internally the property has been remodelled with family life and entertaining the focus. Two superb receptions rooms, kitchen breakfast room, four double bedrooms and two bathrooms all feature. Viewing is essential to fully appreciate the space, standard and location on offer.



Property

Entering this family home via the front door we are welcomed by the generous entrance hall where the feeling of space and standard of finish that runs throughout the property is instantly apparent. Doors open to the sitting room, kitchen and shower room whilst a superb walk in coat and boot room offers superb storage and room for a tumble dryer. Our stairs rise to the first floor whilst Amtico timber flooring lines the space and flows into the sitting room. At the front of the property the ground floor shower room boasts a modern white suite that comprises a double width shower, vanity basin and w/c. Stepping through the hall we find the kitchen/breakfast room. This superb rooms offers a range of wall and base units that offer excellent storage and working space above. A large window looks onto the front garden where we find our sink below whilst space is made for our kitchen appliances. A breakfast bar offers an informal dining spot whilst we pass the door to outside and head into the dining/family room. The first of our two large reception rooms offers a superb space ideal when entertaining. A large window looks onto the patio and garden beyond whilst a feature fire offers a cosy focal point to the room. Double doors from here lead us into the sitting room again adding to the sociable element to the home. The sitting room spans over 23.ft which our vendors have split into a snug seating area and relaxed day room. A large window enjoys the garden views whilst French doors open to the patio and garden perfect for summer entertaining. A door returns to the hall where pass the large walk in coat and boot room before climbing the stairs. The first floor landing echoes the feeling of space and light throughout the home, an airing cupboard and an additional storage cupboard whilst all four bedrooms offer space for a double bed. The larger two rooms offer exceptional space, the larger at the rear enjoys the superb views of the valley whilst the slightly smaller set to the front boasts a fitted wardrobe. The two smaller rooms as mentioned offer space for a double bed whilst ideally lend themselves to being generous single rooms. The family bathroom completes the accommodation and again offers a modern finish fitted with a white suite comprising a bath with shower over, vanity wash basin and w/c.







Outside

The property enjoys an elevated position with stunning views over the Town and Waveney Valley. Approaching from Wherry Road we are welcomed by the extensive drive way which offers ample parking and access to the single garage (with power and light). To the front of the property the generous lawn frames a raised patio which leads us to the front door and offers a superb seating area. To the side of the house we find a second door which opens to the kitchen breakfast room whilst a gate opens to the rear garden. Entering the rear garden a sheltered patio area provides the perfect spot for summer entertaining with French doors leading from the sitting room.. The main garden is laid to lawn which is fully enclosed by timber fences and framed with low lying flower beds that fill the garden with colour and scent. A timber shed and greenhouse are in place and may be available by separate negotiation.

Location

This property sits on a popular estate enjoying open field views, on the edge of the market town of Bungay. 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 17 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.

Mains Gas

Energy Rating: C

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: NR35 1LG

Tenure

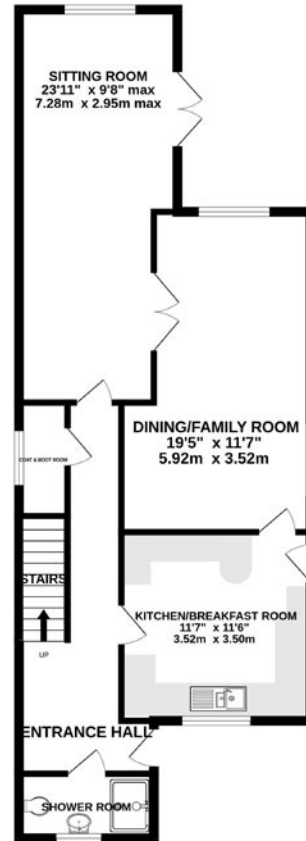
Vacant possession of the freehold will be given upon completion.

Agents' Note

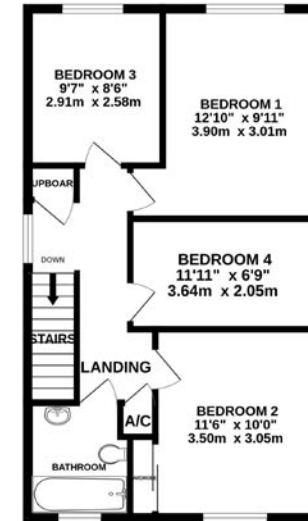
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £325,000

GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.8 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

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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|------------|--------------|
| 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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