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St. Marys Terrace,
Bungay, Suffolk.

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ESTATE AGENTS

Halesworth - 8.8 miles
Beccles - 5.4 miles
Norwich - 15.4 miles
Southwold - 16.2 miles

An exciting opportunity to purchase this charming red brick Victorian cottage situated on a most charming and discreet position within easy reach of the Town centre and all that Bungay has to offer. The property boasts much of the original character throughout and enjoys three bedrooms, two generous reception rooms, kitchen, bathroom and separate studio/office. Outside the cottage gardens set to the front lead to the off road parking whilst at the rear a large courtyard provides the perfect spot to sit and enjoy the view of the former windmill.



Property

Entering the property via the front door we are welcomed by the entrance hall of this deceptively spacious cottage. A parent tiled floor and timber staircase echo the character that runs throughout the home. A door opens to the sitting room where the exposed timber floors and open fire place fill the room with charm. A large window looks onto the gardens and a large under stairs cupboard offers a superb storage space. From here we step into the dining room. This superbly portioned room enjoys two windows looking onto the courtyard. A wood burning stove provides a focal point to the room and fitted cupboards to either side of the fireplace offer further storage. From here we flow into the kitchen where a selection of handmade units are set below wooden work surfaces. A window is set above the sink and looks onto the garden whilst a small lobby area passes a storage cupboard and opens to the bathroom. The bathroom is fitted with a bath, w/c and wash basin. Stepping back through the house we climb the stairs to the first floor where the split landing leads to all three bedrooms. At the rear of the property we find the first two bedrooms both enjoying a view over the courtyard and onto the former windmill. Completing the main accommodation we find the master bedroom set to the front of the house. This exceptional room boasts a feature fireplace and large over stairs cupboard whilst a window to the front looks over the garden. returning to outside we find the studio/home office set to the rear of the courtyard. This superb additional space offers a bright area to work from with a large window and two velux roof lights. The studio is connected to the central heating system.







Outside

From St. Marys Terrace we approach the rear of the property on foot from the historic lane. A gate opens to the rear garden which boasts a generous enclosed courtyard, that provides the perfect spot for summer entertaining and enjoying the view of the former town windmill. A door from here leads us in via the kitchen and we also find the separate studio/home office. Approaching the property from Pennyfields we find an off road parking space. A path leads us into the main garden which has been left for wildlife and is filled with a selection of native 'cottage' flower and shrubs. A small pond features and a patio area approached the property providing a perfect spot to enjoy the evening sun. The patio leads to the front door and side access returns to the rear garden.

Location

This property is situated on one of Bungay's historic lanes also accessible from the adjacent cul-de-sac of Pennyfields an easy walk to the town centre 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 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 & Hot Water System.
Energy Rating: D

Local Authority:

East Suffolk Council
Tax Band: B
Postcode: NR35 1DW

Tenure

Vacant possession of the freehold will be given upon completion.

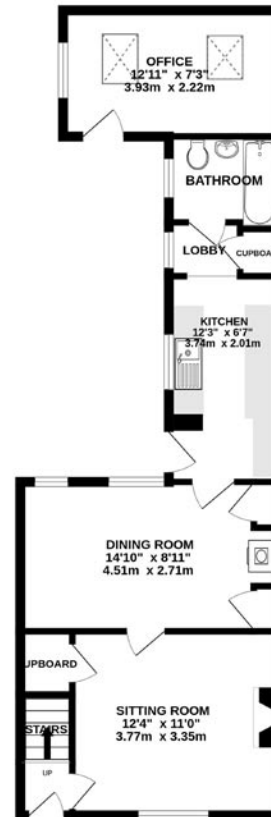
Agents' Note

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.

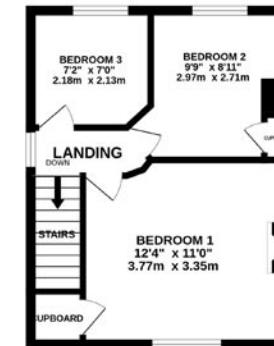
Guide Price: £247,500

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

TOTAL FLOOR AREA: 835 sq.ft. (77.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix C2024



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



To arrange a viewing, please call 01986 888160

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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