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*Kings Road,  
Bungay, Suffolk.*

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

Bungay Town - 0.9 miles  
Beccles - 5.8 miles  
Norwich - 15 miles  
Southwold & the Coast - 16 miles

**An excellent opportunity to purchase this deceptively spacious two bedroom home. The property presents very well throughout and boasts generous, bright, spacious accommodation whilst a larger than average garden enjoys a southerly aspect and at the front we find off road parking. Internally the living space leads from a large entrance hall where we find a 21.ft sitting/dining room, kitchen and superb conservatory which links both spaces. On the first floor two fantastic doubles rooms, bathroom and w/c feature . Viewing is essential to appreciate the space and value for money this property offers**



### Property

Stepping through the front door of this family home we are first welcomed by the entrance porch which provides the perfect spot for our coats and boots before entering the main entrance hall. Instantly the feeling of space that runs throughout the home is apparent. Stairs rise to the first floor whilst a three large cupboards provide essential storage to the property. To our right a door opens to the sitting/dining room whilst straight ahead we find the kitchen. Timber effect flooring runs throughout the ground floor spaces bringing continuity and adding the the feeling of space. Stepping into the sitting/dining room the natural light in the room is delightful. A large window looks to the front aspect whilst French doors lead into the conservatory. At over 21.ft this versatile room is perfect for family living and entertaining. Back in the hall we pass the stairs and storage cupboards before stepping into the kitchen. A modern range of wall and base units are set against contrasting work surfaces. A fitted oven and hob feature whilst our sink is set below a window looking through the conservatory onto the garden. A pantry style cupboard offers additional storage. From here we step into the conservatory which links the kitchen and living space and provides an exceptional area to entertain and enjoy the garden throughout the year. French doors open to the patio. On the first floor the landing leads to all of the rooms. At the head of the stairs we find the bathroom and separate W/C. Set to the rear of the property the first of the two large double rooms enjoys a window to the rear aspect and offers ample space for a double bed and furnishings. Set to the front of the house we find the large master bedroom which boasts fitted storage and two windows enjoy the views over the green space opposite. This room offers space and potential to split into two if required easily creating a three bedroom home.







### Outside

Approaching the front of the property from Kings Road we find a generous driveway set beside the front lawn, the driveway offers parking for two cars with option to further extend into the grassed area if need. A path leads us to the front door which continues to the side of the house where gated access enters the rear. The rear garden, typical of these homes is of superb proportions and enjoys a southerly aspect making the most of the sun throughout the day. From the conservatory french doors open to the patio area which in turn opens to the generous lawned garden. The space is fully enclosed by timber fencing and a metal garden shed is in situ.

### Location

This property is superbly situated on the edge of Bungay, close to the schools and sports centre yet within walking distance of the Town Centre. 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.

Gas Combi Boiler Central Heating & Hot Water.

Energy Rating: C

## Local Authority:

East Suffolk Council

Tax Band: A

Postcode: NR35 1RR

## Tenure

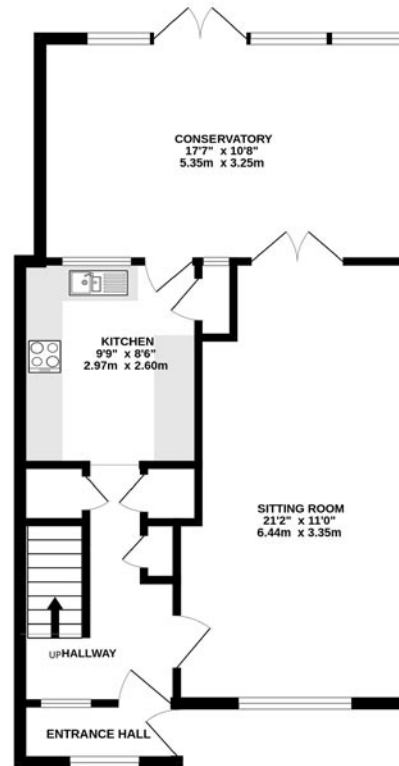
Vacant possession of the freehold will be given upon completion.

## Agents' Note

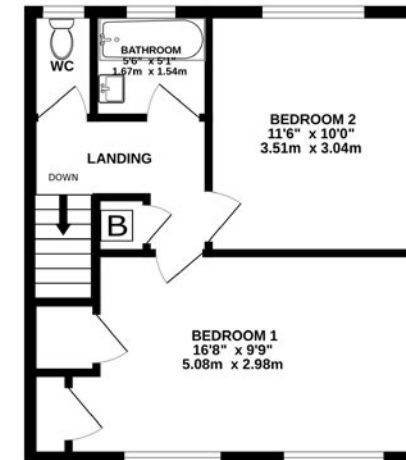
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £195,000**

GROUND FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 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:

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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