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Broad Street,
Bungay, Suffolk.

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MUSKER
McINTYRE
ESTATE AGENTS

Halesworth - 9.1 miles
Beccles - 8.1 miles
Norwich - 15.4 miles
Southwold - 16.8 miles

Finished to the highest standard this most attractive three storey Town House offers an exciting opportunity to purchase a modern 'take' on the classic Town House. The property, built in keeping with the surrounding Georgian buildings offers superb, modern living set over three floors which boasts four generous double bedrooms, two bathrooms, sitting room, fitted family kitchen dining room and a ground floor cloakroom. Outside a most attractive walled garden is found along with covered off road parking to the rear. Offered with No Onward Chain early viewing is essential to appreciate the space, standard and location on offer.



Property

Entering the property via the front door we are welcomed by the entrance hall where we find our stairs rising to the first floor and a door leads into the sitting/family room. This delightful room currently serves our vendors as formal dining room/entertaining space which provides a generous room with a large sash window looking to the front aspect, an under stairs cupboard houses offers excellent storage and from here we flow open-plan into the kitchen dining room. The kitchen offers an exceptional space for in-formal dining and family life whilst a range of attractive wall and base units contrast against the work surfaces. The sink is set below a window looking onto the garden and door leads from the rear lobby to the same. Fitted appliances include a fridge, freezer, dishwasher, double oven and gas hob whilst space is made for the washing machine. At the rear the lobby area opens to outside and we find the ground floor cloakroom. Climbing the stairs to the first floor landing we find the first two substantial double bedrooms which both enjoy two sash style windows which fill the rooms with natural light. The front bedroom boasts a wealth of fitted wardrobes whilst the rear bedroom currently serves our vendor as the sitting room. The family bathroom is found on this floor and is fitted with an attractive white suite. A second staircase rises to the second floor landing where we find a vast double bedroom set to the front aspect again enjoying a range of fitted wardrobes and large built in closet. At the rear the impressive master bedroom completes the accommodation and boasts a full wall of fitted wardrobes along with the benefit of an en-suite shower room which echoes the presentation found throughout.







Outside

The front of the property is accessed via the footpath on Broad Street where the decoratively framed front door opens to the entrance hall. To the side vehicular access via Saxon Place leads to the rear where a shared area provides covered off road parking in the carport. At the rear of the house we find the most attractive walled courtyard garden which opens from the kitchen dining room. The courtyard is cobbled with Chelsea set paviers providing a delightful seating and entertaining area which is partly covered for use throughout the year.

Location

This superb family home is located in heart of the charming Norfolk/Suffolk border Town of Bungay in the Waveney Valley. 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 Central Heating & Hot Water System.
Energy Rating: TBC

Local Authority:

East Suffolk Council
Tax Band: D
Postcode: NR35 1HE

Tenure

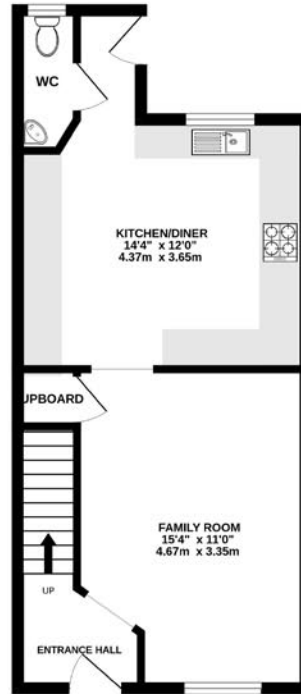
Vacant possession of the freehold will be given upon completion.

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: £325,000

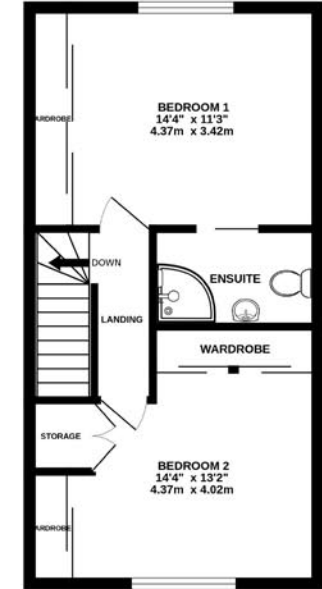
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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 as to their operability or efficiency can be given.
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Offices throughout Norfolk & Suffolk:

Beccles 01502 710180
Diss 01379 644822
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.

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