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*Webster Street,
Bungay, Suffolk.*

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**MUSKER
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ESTATE AGENTS

Beccles - 5.8 miles
Norwich - 15 miles
Southwold - 16 miles

Presented to a standard rarely seen, this charming Victorian, Mid-Terrace Cottage has undergone a superb refurbishment by the current owners. The property is ideally situated just footsteps from the vibrant market Town of Bungay whilst offering superb access to the surrounding open green spaces that follow the River Waveney. Internally two open-plan reception rooms, modern kitchen/breakfast room and a delightful bathroom feature on the ground floor whilst on the first floor we find two superb double bedrooms and a dressing/walk through bedroom which offers space to be separated if required. Outside the surprising spacious rear garden echoes the internal presentation.



Property

Stepping into this charming home we are welcomed by the sitting room where the feeling of space and light that has been created throughout the cottage is instantly apparent. Our eye is drawn through the property as we look room to room whilst the delightful exposed timber floor and open fire place housing the wood burner further enhance the character of the home. The sitting room offers a generous space which enjoys a window to the front aspect, from here we flow open-plan into the dining room allowing the two spaces to work as one, perfect for family life and entertaining alike. In the dining room we find an attractive tiled floor whilst an original sash window now offers an internal feature looking into the kitchen/breakfast room. A stripped pine door opens to the stairs whilst adjacent we find a wonderful under stairs cupboard. The dining room flows seamlessly into the kitchen breakfast room via a part glazed door where we find the most surprising space. A range of modern units contrast against the tiled flooring and solid wooden work surfaces. A cooker with extractor fitted above feature whilst space is made for the fridge freezer and laundry appliances. A window over the sink looks onto the garden and the kitchen opens to a rear lobby area. Here a door opens to the garden whilst internally we step into the bathroom. This spacious room echoes the exacting finish throughout. Our bath offers a widened end with shower and fitted screen set beside the w/c whilst our sink is set to a feature vanity unit. A large cupboard houses the recently replaced combination boiler. Climbing the stairs to the first floor the landing leads us to the first double bedroom set at the rear of the property and enjoying a view of the rear gardens. Stepping to the front we enter the current dressing room which leads to the master bedroom. The dressing room offers ample space and perfectly positioned window to allow to have a stud wall creating a third separate bedroom if required. The generous master bedroom completes the accommodation, offering a sizable double bedroom which enjoys a window to the front aspect.







Outside

The property enjoys a wonderfully quiet yet central position approached via a walled front garden complimented with inset iron railings. A modern take on the Victorian chequered tiles provides a path leading to the front door. The garden is laid to shingle with established planted shrubs. At the rear we step from the lobby area which leads from the kitchen/breakfast room out to the gardens. A paved area at the rear of the house is framed with attractive planted beds and offers the perfect seating area catching the morning sun. A path leads us past the generous lawns where timber sleepers frame the grass and offer an attractive low lying flower bed. At the foot of the garden a generous patio provides a sun trap throughout the day. the entire space is fully enclosed with timber fencing. A right of way exists for number 10-20.

Location

This property is set just footsteps from the centre of the vibrant market town of Bungay offering excellent access to the common and surrounding open green space and walks along the River Waveney. 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.

Mains Gas

Energy Rating: D

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR35 1DX

Tenure

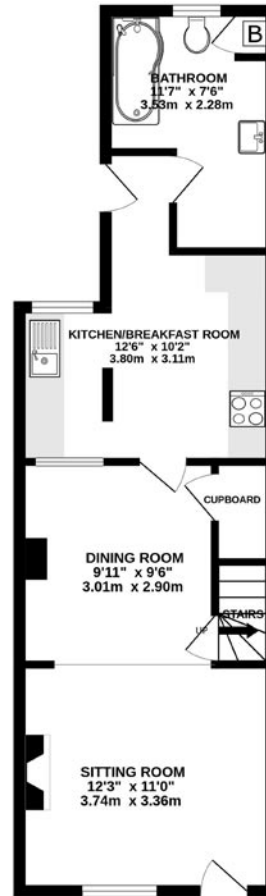
Vacant possession of the freehold will be given upon completion.

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: £240,000

GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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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1ST FLOOR
332 sq.ft. (30.9 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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