



Outney Road,
Bungay, Suffolk.



**MUSKER
McINTYRE**
ESTATE AGENTS

Bungay Town Centre - 250 yards
Beccles - 5.4 miles
Norwich - 15.4 miles
Southwold - 16.8 miles

An opportunity not to be missed in a location rarely available. Waveney Terrace is a handsome and imposing formation of Town Houses built in 1881 on what was formerly Station Road. Now Outney Road one of the Town's most desired address' we are delighted to offer number 34, the last of the row and only to boast a double width plot enjoying a spacious garden, off road parking and a garage. Superbly situated for the Town Centre whilst enjoying views over the Waveney Valley this delightful four bedroom home has been well maintained but is now ready for a cosmetic update allowing a new owner to make their mark and bring the property into the 21st Century. Early viewing is recommended for this rare opportunity.



Property

Stepping under the ornate masonry of the storm porch our eye is drawn to the original Victorian tiles underfoot as we push open the front door of this charming Town House. Inside we are greeted by the entrance hall. Snippets of period features include the original staircase and cornice detail over head. A door to our left leads to the sitting room whilst a door opens below the main staircase where we access the cellar. Stepping into the sitting the proportions of this family home are instantly apparent, a large sash bay window looks across the road onto the Waveney Valley whilst a feature fireplace offers a focal point to the room. Returning to the hall we step into the kitchen. Our eye is drawn to the original waxed timber floor and central fireplace (not in use) A basic range of fitted units provide storage and working space with the sink set below a window looking onto the gardens. To the front a door leads to the dining room. This second spacious reception room again offers a feature fireplace and sash window looking onto the rear aspect. Back in the kitchen a door leads into the rear lobby where we find the ground floor shower room and separate w/c. A door opens to the rear porch and gardens whilst at the floor of the space we find the laundry/utility room. Back in the hall we step down to the cellar, this superb space spans the full width of the property and stands at 6ft 4". Climbing the stairs to the first floor, doors open to the three bedrooms and shower room whilst a further door set to the wooden panelled wall leads us to the second floor. Our main bedroom is set to the front of the house an boasts superb proportions, the large bay window mirrors the sitting room and enhances the far reaching views from this elevated position, a second window to the side aspect adds to the feeling of space and light in the room. Adjacent we find the shower room which has been recently updated and offers level access to the shower. Set to the rear aspect we find the next two bedrooms. Bedroom two being a large double which enjoys a dual aspect and view of the gardens whilst bedroom three is a substantial single room/small double and boast fitted wardrobes. Completing the accommodation we climb to the second floor where the vast attic bedroom is found. This superb room offers fantastic potential to become an impressive master suite. A dorma style window looks to the rear aspect and at the front we find a substantial eaves storage area.







Outside

Enjoying the only double width plot in the terrace number 34 boasts an exceptional garden, ample driveway and garage! To the front the charming low walled courtyard mirrors the properties in the row with the original ornate Victorian tiled path leading to the front door. To the side we find double gates opening to the generous driveway which provides off road parking and leads to the garage. The garage is of basic construction but is long standing and offers the space to replace with a more substantial build. To the rear of the house we step from the porch onto a large patio area which opens to the rear walled garden. Here we find a gate leading to the access at the rear of the terrace with a right of access if needed. A raised flower bed divides the patio and driveway and boasts a range of perennial flowers and evergreen shrubs that fill the space with colour and scent. A path leads us to a private area of lawn that is set to the side of the property and framed with mature hedging.

Location

Highly regarded and rarely available, Outney Road is located just footsteps from the town centre of Bungay yet enjoying views over the Waveney Valley and excellent access to the many green walks that surround the Town and follow the River Waveney. Bungay offers a superb range of all the necessary amenities and shops, schools, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is approx 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 west. 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.
Electric Heating & Hot Water System.
Energy Rating: TBC

Local Authority:

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

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: £450,000



TOTAL FLOOR AREA : 1892 sq.ft. (175.7 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.

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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BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE
Tel. 01986 888160
bungay@muskermcintyre.co.uk