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*Ditchingham Dam,*  
Bungay, Suffolk.

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



Beccles - 5.4 miles  
Halesworth - 8.8 miles  
Norwich - 15.4 miles  
Southwold - 16.8 miles

**An exciting opportunity to purchase an immaculately presented family home situated enjoying views of the River and Waveney Valley whilst being a short walk to the market Town Centre of Bungay. The property purposely built on an elevated plot is a modern detached family home, boasting an excellent specification and generous open plan living spaces with 22.ft Kitchen dining room, sitting room, vast garden room over looking the garden and open views. A ground floor cloakroom features, whilst on the first floor the impressive master enjoys an en-suite bathroom and we find two further bedrooms and family shower room. Outside the delightful gardens look onto the River Waveney and Meadows surrounding, to the front a vast parking area leads to the double garage. Viewing is essential to appreciate the location, space and standard on offer.**



### Property

Entering the property via the front door we are welcomed by the generous entrance hall where the feeling of space and light that flows throughout the house is instantly apparent. Doors open to the kitchen dining room and sitting where we grab sight of the stunning views through the house and over the garden. A further door opens to the generous cloakroom which is superbly finished and our stairs rise to the first floor. To our right we step into the kitchen dining room, designed around modern family life and entertaining, this vast bright space enjoys dual aspect windows and an extensive range of modern wall and base units set against contrasting work surfaces. Fitted appliances include the dishwasher, washing machine, double oven hob and extractor fan. Space is made for a large fridge freezer whilst a ceramic sink is set below the two windows enjoying a view to the frontage. The dining area offers a superb entertaining space which enjoys a window view of the garden and door to the same whilst internally we flow open-plan into the sitting room. The sitting room offers a generous yet cosy space with feature fire place providing a warming focal point, three windows to the side aspect, fill the room with light whilst large French doors lead into the garden room which transforms both into the perfect entertaining space. The garden room offers the perfect spot to enjoy the garden and stunning views throughout the entire year, French doors from here lead out to the patio and garden. On the first floor the generous landing opens to all of the rooms. On our left a substantial double bedroom is found looking to the front aspect whilst a generous single room enjoys the river views, both rooms boast fitted wardrobe and storage. The family shower room is set at the head of the stairs and offers the superb finish found throughout the home. A large shower cubicle features, with a modern vanity unit where we find the wash basin and w/c. Completing the accommodation the master suite is set to the right of the landing. This vast bedroom enjoys two windows looking to the front of the property, twin fitted wardrobes offer our storage solution and door opens to the en-suite where a bath with shower and screen over is complemented by a vanity unit which again incorporates the wash basin and w/c. A window in this room again takes in the stunning views over the Waveney Valley.













## Outside

Crossing the Iron Bridge at the foot of Bridge Street we approach the property on the left. We are welcomed by the impressive frontage that offers a vast off road parking area which is framed with a variety of shrubs and plants that fill the space with colour throughout the year. The parking area is laid to shingle and leads to the impressive double garage which feature two electric roller doors whilst a personal door to the side also provides access. Gated access to either sides of the property leads us to the rear garden. At the rear the property comes into its own, the garden has been landscaped to provide the perfect low maintenance green space to enjoy the stunning vista. A small weir from the River Waveney runs across the foot of the space whilst the open views open to the valley and river itself. From garden room we find a large patio ideal for summer entertaining whilst a bench is set to the small patio at the foot of the space. The garden is laid to lawn and framed with low lying beds and established shrubs.

## Location

This stunning family home is situated enjoying open views over the River Waveney and surrounding meadows whilst being a short walk from the historic Town Centre of Bungay offering the best of both town & country living. 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: D

## Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR35 2JQ

## Tenure

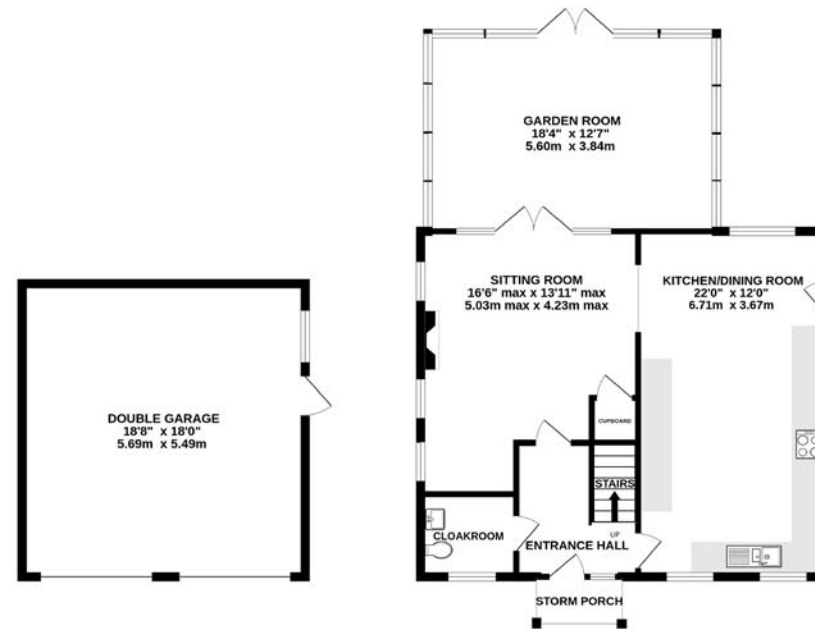
Vacant possession of the freehold will be given upon completion.

## Agents' Note

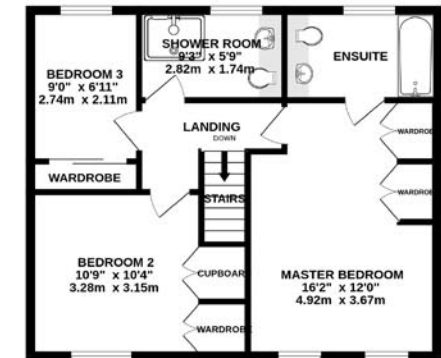
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £565,000**

GROUND FLOOR  
1150 sq.ft. (106.9 sq.m.) approx.



1ST FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1720 sq.ft. (159.8 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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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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BUNGAY OFFICE  
3 Earsham Street  
Bungay  
Suffolk  
NR35 1AE  
Tel. 01986 888160  
[bungay@muskermcintyre.co.uk](mailto:bungay@muskermcintyre.co.uk)