



*Kings Road,
Bungay, Suffolk.*



**MUSKER
McINTYRE**
ESTATE AGENTS

Beccles - 5.4 miles
Halesworth - 8.8 miles
Norwich - 15.4 miles
Southwold & The Coast -16.2 miles

A most impressive, detached, four/five bedroom family home ideally situated offering superb access for the town, schools and local amenities. The property has been enjoyed and updated by the current owners over the last two decades and offers excellently presented, spacious accommodation superbly appointed over two floors. Outside we find generous off road parking that leads to the garage whilst the rear garden offers a private, south facing aspect boasting one of the largest plots on the estate. Offered with No Onward Chain, viewing is essential.



Property

The generous entrance hall welcomes us into this well-appointed family home, with doors leading to all rooms and stairs rising to the galleried first floor landing which pours natural light into the space. To our right we find the versatile study which provides a superb additional bedroom, snug or all important working space to the home. Adjacent is the cloakroom which boasts a modern white suite with decorative tiled splash backs. Back in the hall we head into the main living accommodation and are greeted by the impressive kitchen/dining room. This superb space has been recently refitted with an extensive range of modern wall and base units set against contrasting wooden effect work surfaces and upstands. An integrated dish washer and washing machine feature whilst space for for an American style fridge freezer and range style cooker are made. A door opens to the driveway at the side of the house whilst a window over the sink takes in a view of the gardens. The dining area offers ample space for family dining and entertaining and a door from here leads into the impressive sitting/family room. This superb 'L' shaped room offers uncompressed space and boasts light from two large windows looking to both the front and rear aspects. French doors lead onto the patio ideal for summer entertaining and family living alike. Back inside a feature wood burner offers a cosy focal point to the room and a door returns to the hall at the foot of the stairs. On the first floor we find the impressive galleried landing that provides a superb division between the four bedrooms all of which are varying sized double rooms. Set to the front of the of the landing we find the first two bedrooms looking onto the front aspect, across the landing we pass the airing cupboard and find the third bedroom set overlooking the rear gardens whilst adjacent is the family bathroom. The bathroom boasts modern fittings with a bath and shower above, w/c and feature wash basin set over a vanity unit. Completing the accommodation is the generous master bedroom, enjoying double fitted wardrobes and an en-suite shower room that echoes the finish throughout this room provides a superb master suite.







Outside

Approaching the property from Kings road we pass the delightful front garden which is framed with box hedging and planted shrubs, a path leads us to the front door whilst to the side of the house iron gates open to the driveway where we find the off road parking and access to the detached garage. A door from the driveway enters via the kitchen/dining room and gated access leads to the rear garden. At the rear the delightful garden mirrors the standard of finish inside having been carefully landscaped to offer entertaining space, lawned areas and a delightful raised garden terrace which is stocked with a range of shrubs that fill the space with colour and scent and leads to a further seating area at the head of the garden. The garden is fully enclosed by timber fencing and enjoys an enviable, private southerly aspect. A large timber shed and log store are set to the rear of the garage and a personal door access' the garage itself.

Location

This property is situated on a modern development close to the town centre of Bungay and footsteps from the High School and Leisure Centre. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre 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 1RR

Tenure

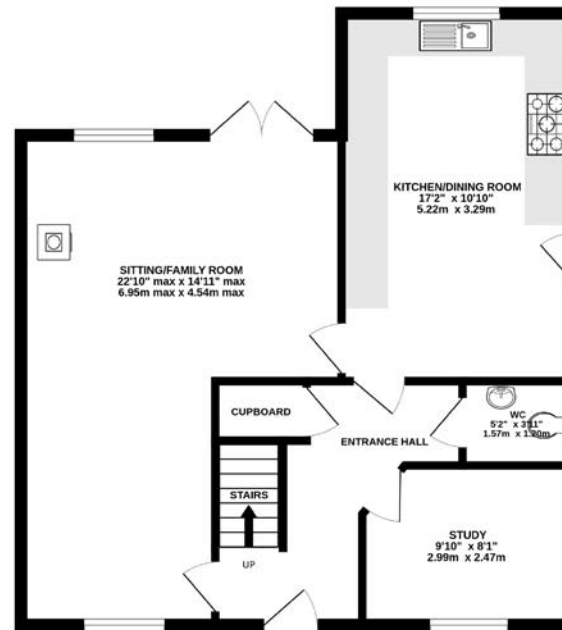
Vacant possession of the freehold will be given upon completion.

Agents' Note

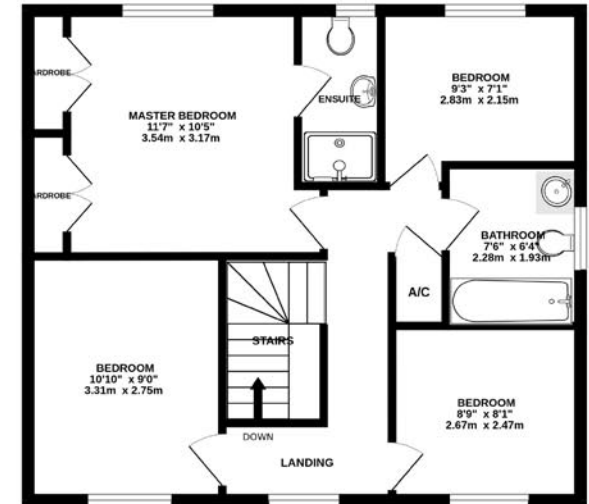
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £375,000

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.5 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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