



*Southend Road,
Bungay, Suffolk.*



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

A charming red brick, Victorian three double bedroom semi-detached cottage situated on a quiet road yet enjoying a central position in Bungay. The property enjoys a double width plot and has been extended to boast deceptively spacious, beautifully presented accommodation suited to family living whilst offering a wealth of original character features. Outside the frontage offers excellent off road parking whilst the generous rear garden offers a stunning space that provides potential to further extend the house or parking area. A large timber studio features whilst the former piggery provides a versatile garden room.



Property

Stepping under the rose arch that frames the front door of the house we are welcomed into the reception hall where the delightful feeling of space and natural light that flow throughout the home are instantly apparent. Doors open to both the kitchen and sitting room whilst a large cupboard provides the perfect place for our coats and boots. Stepping directly ahead we enter the kitchen breakfast where the view of the rear gardens instantly catches our eye. A door to the side opens to the gardens ideal when summer entertaining. The kitchen itself is fitted with a range of sympathetic yet modern units which contrast against the solid work tops. A breakfast bar offers informal dining space and a fitted oven and gas hob feature with space made for a dishwasher and large fridge freezer. The sink sits below a large window looking onto the garden. From here a door opens to the sitting room creating a wonderful flow for family life. At over 20.ft this generous room enjoys windows to both the front and rear aspect. A feature fire place offers a cosy focal point to the room and a door opens to the dining room continuing the flow of the home. Set to the rear this superb room offers versatile use, currently being the family dining room, a window again enjoys a view of the gardens and the stairs rise to the first floor. At the rear a door opens to the ground floor cloakroom whilst to the side a door leads us through the utility/lobby into the garden. Climbing the stairs to the first floor we step onto the impressive landing. A room in itself this wonderful space looks onto the gardens and offers doors leading to every first floor room. At the rear we pass a large storage cupboard and find the smaller of the three double bedrooms enjoying a view of the rear gardens. To the front we find bedroom two, a large double room that boasts fitted wardrobes and takes in the charming street view. Adjacent we find the master bedroom which continues the theme of space and light found throughout the home. Two windows fill the room with natural light and again fitted wardrobes complement the space. Completing the accommodation we find the family bathroom. Fitted with a modern yet contemporary suite we find a bath and separate shower, pedestal wash basin and w/c set against panelled walls.







Outside

The front of the property is approached via the driveway which is framed by an attractive brick and flint wall which compliments the charming red brick facade of the house, space is made to park four vehicles whilst the drive leads us to the front door and gated access to the side of the property opens to the rear gardens. At the rear the scale and potential of the double width plot is instantly apparent. A large patio area leads from the back of the house providing a superb spot for summer entertaining whilst the main garden is laid lawn which is enclosed by further attractive walls and timber fencing. A range of planted beds frame the space whilst at the foot of the plot a path walks us through the vast flower garden which is filled with perennial flowers and shrubs. A timber studio is in situ whilst the former piggery has been converted to provide a superb garden room with power & water connected.

Location

This property is situated on a most desirable, quiet road of similar homes, offering superb access to the town centre of Bungay. 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 (with an hourly week day bus service to and from) 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 stunning 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: C
Postcode: NR35 1DN

Tenure

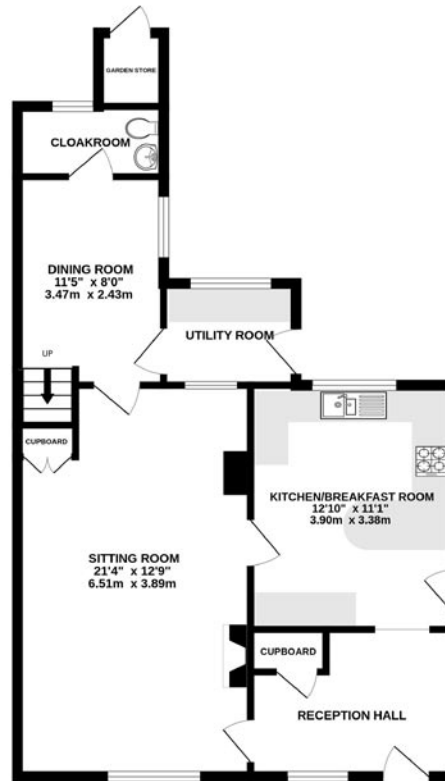
Vacant possession of the freehold will be given upon completion.

Agents' Note

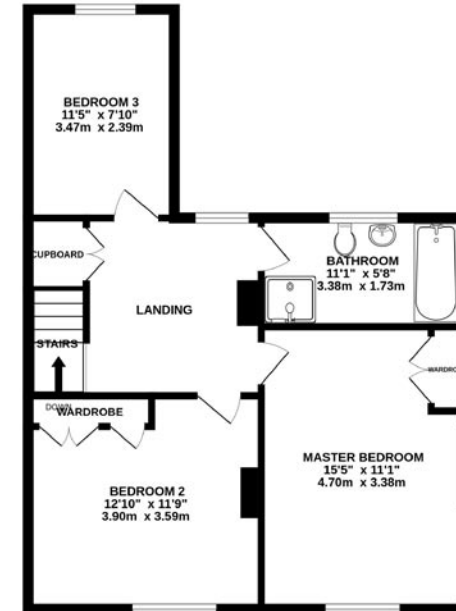
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £375,000

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1271 sq.ft. (118.1 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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