



Chaucer Street,
Bungay, Suffolk



**MUSKER
McINTYRE**
ESTATE AGENTS



Beccles - 6.7 miles

Norwich - 16.1 miles

Southwold - 16.8 miles

Diss - 19 miles

A superb opportunity to purchase this deceptively spacious, three double bedroom town centre cottage situated in the heart of the vibrant market town of Bungay. Internally we find two reception rooms, ground floor cloakroom and kitchen breakfast room on the ground floor with three bedrooms and bathroom on the first floor. Outside an attractive courtyard area leads from the rear lobby whilst on the first floor we find a superb roof terrace garden.

Property comprises briefly:

- Sitting Room
- Dining Room
- Kitchen Breakfast Room
- Rear Lobby & Ground Cloakroom
- Main Bedroom Opening to the Roof Terrace
- Two Further Double Bedrooms
- Bathroom
- Courtyard Garden



The Property

Entering the property via the front door we step into the sitting room whilst from the rear we access the house via the lobby area more commonly used in true Suffolk style. Off the lobby we find the cloakroom and doors opening at the rear to the kitchen breakfast room and to the front the dining room. The kitchen is fitted with a modern range of wall and base units with contrasting work surfaces. A pantry cupboard features whilst the sink is set below a window looking to the courtyard. the dining room offers a generous reception space with stairs rising to the first floor and a door opening to the sitting room where a feature fire offers a cosy focal point and a window looks to the front aspect. On the first floor the landing opens to all three bedrooms and the bathroom. At the front we find two generous double rooms both looking to the street view. At the rear the bathroom offers a bath, w/c and wash basin whilst adjacent we find the main bedroom, this superb double enjoys a built in cupboard and a door opens to the roof terrace offering a unique but practical outside space.



Outside

Approaching the property from Chaucer Street our front door opens to the sitting room whilst a side passage entered via a gate passes the house and opens to the rear courtyard garden area. Here we find ample seating and entertaining space and access to the external storage shed. On the first floor the main bedroom opens to the roof terrace offering a unique vantage point over the roof tops that congregate in the town centre.

Location

The property is situated in the heart of the vibrant market town of Bungay just footsteps from the popular hub of the Town, Earsham Street whilst enjoying an enclosed private rear garden. Bungay offers a good range of all the necessary shops including a fantastic deli, greengrocer, fishmonger and range of cafes and restaurants as well as the much respected Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool, gym 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 is 19 miles distant and provides another mainline link to London Liverpool Street (1hr 30mins) . The un-spoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains water, electricity and drainage connected.

EPC Rating: E

Local Authority

East Suffolk Council

Tax Band: B

Postcode: NR35 1DT

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.

Tenure

Vacant possession of the freehold will be given on completion.

GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA - 915 sq.ft. (85.0 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:

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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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