



*Broad Street,  
Bungay, Suffolk.*



**MUSKER  
McINTYRE**  
ESTATE AGENTS

Halesworth - 9.1 miles  
Beccles - 8.1 miles  
Norwich - 15.4 miles  
Southwold - 16.8 miles

**A superbly versatile, three storey Town House offering an exciting opportunity to purchase a modern 'take' on the classic Town House. The property enjoyed by our vendors from new was built just 17 years ago in keeping with the surrounding Georgian buildings offers superb, versatile living set over three floors, boasting four generous double bedrooms, two bathrooms, sitting room, fitted family kitchen dining room and a ground floor cloakroom. Outside a most attractive walled garden is found along with covered off road parking to the rear. Viewing is essential to appreciate the space, standard and location on offer.**



### **Property**

Entering the property via the front door we are welcomed by the entrance hall where we find our stairs rising to the first floor and a door leads into the sitting room. This delightful room provides the perfect space for family life and entertaining with a large sash window looking to the front aspect. An under stairs cupboard houses offers excellent storage and French doors lead into the kitchen dining room allowing the two rooms to flow as one when needed. The kitchen offers an exceptional space for dining and family life with a range of attractive wall and base units contrast against the work surfaces. The sink is set below a window looking onto the garden and door leads from the rear lobby to the same. Fitted appliances include a washing machine, dishwasher, double oven and gas hob whilst space is made for a free standing fridge freezer. At the rear the lobby area opens to outside and we find the ground floor cloakroom. Climbing the stairs to the first floor landing we find the first two substantial double bedrooms, both enjoy two sash style windows which fill the rooms with natural light. The front bedroom boasts a view onto Broad Street whilst the rear bedroom is of superb proportions offering a versatile space looking to the rear. The family bathroom is found on this floor and is fitted with an attractive white suite. A second staircase rises to the upper landing where we find a vast double bedroom set to the front aspect and offering perfect recess' for fitted wardrobes whilst at the rear the impressive master bedroom completes the accommodation and boasts a full wall of fitted wardrobes along with the benefit of an en-suite shower room.







### Outside

The front of the property is accessed via the footpath on Broad Street where the front door opens to the entrance hall. To the side vehicular access via Saxon Place leads to the rear where a shared area provides covered off road parking in the carport. At the rear of the house we find the most attractive courtyard garden which opens from the kitchen dining room. The courtyard is cobbled with Chelsea set paviers providing a delightful seating and entertaining area which is partly covered allowing it to be enjoyed throughout the year.

### Location

This superb family home is located in heart of the charming Norfolk/Suffolk border Town of Bungay in the Waveney Valley. 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 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 1HE

## Tenure

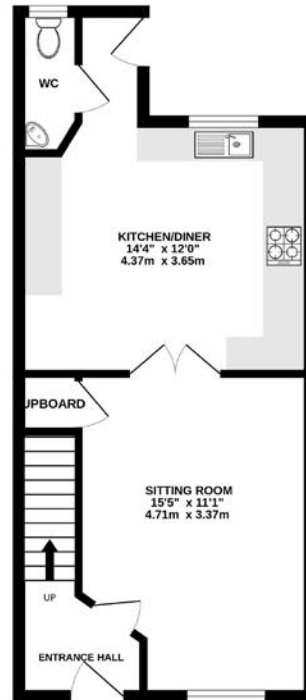
Vacant possession of the freehold will be given upon completion.

## 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: £325,000**

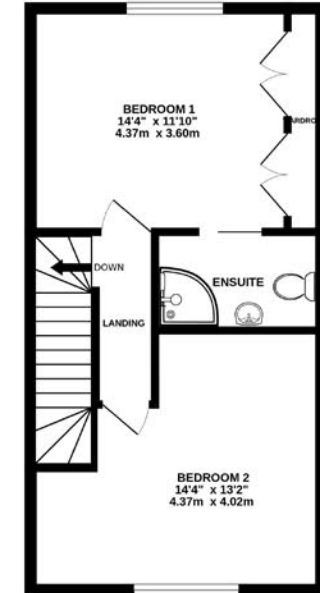
GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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Offices throughout Norfolk & Suffolk:

Beccles 01502 710180  
Diss 01379 644822  
Norwich 01603 859343  
Harleston 01379 882535  
Loddon 01508 521110  
Halesworth 01986 888205



[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

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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