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*George Baldry Way,*  
Bungay, Suffolk.

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



Beccles - 5.4 miles  
Norwich - 16.1 miles  
Southwold - 16.8 miles  
Diss - 19 miles

**A most attractive three bedroom detached family home situated at the head of the cul-de-sac on this popular road. The property boasts generous accommodation which offers three bedrooms, ensuite to the master, family bathroom and separate cloakroom on the ground floor. The generous living space leads from the hall enjoying a large sitting room with patio doors to the garden whilst the dining room flows open plan into the kitchen perfect for family life and entertaining. Outside the drive way leads to the garage whilst the generous rear garden offers ideal space for a growing family. The property is offered with no onward chain. Viewing is essential.**



### **Property**

Stepping through the front door we are welcomed by the generous entrance hall of this family home, stairs rise to the first floor whilst doors open to the living space. At the foot of the stairs we find the ground floor cloakroom which is fitted with a white suite. To our right we step into the dining room where a large window looks to the front aspect, this generous room provides a formal dining area which flows open plan to the kitchen making the spaces ideal for family living and entertaining alike. The kitchen is fitted with a range of wall and base units set against contrasting work surfaces. Space is made for a dishwasher, washing machine, cooker and fridge freezer whilst a fitted oven and hob feature. The sink is set below a window looking onto the rear garden and a door opens to the same. From here a door leads us into the sitting where the generous space enjoys patio doors opening to the garden. A door returns full circle to the hall. Climbing the stairs we pass two windows which fill the space with natural light and step onto the landing. At the head of the stairs we find the second bedroom, this generous double enjoys a view of the rear garden. Adjacent we step into the master bedroom which again enjoys a view of the garden and boasts an en-suite shower room. Across the landing we find the smaller bedroom looking to the front aspect. Completing the accommodation we find the main bathroom which is fitted with contemporary white suite offering a bath, w/c and wash basin set in a vanity unit. This completes the accommodation.











### Outside

The property is situated on a generous corner plot at the head of this cul-de-sac. The front of the property is approached via the driveway which provides ample parking and access to the detached garage. To the front we find an attractive garden with a range of planted shrubs and path leading to the front door. A side gate provides access to the rear. At the rear we find a generous garden partly framed with a feature brick wall. French doors open from the sitting room and a door leads from the kitchen on to the patio area. The main garden is laid to lawn and fully enclosed.

### Location

This property is situated on a popular, cul-de-sac close to Bungay's Town Centre, amenities and schools. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now also 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: C

## Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR35 1SD

## Tenure

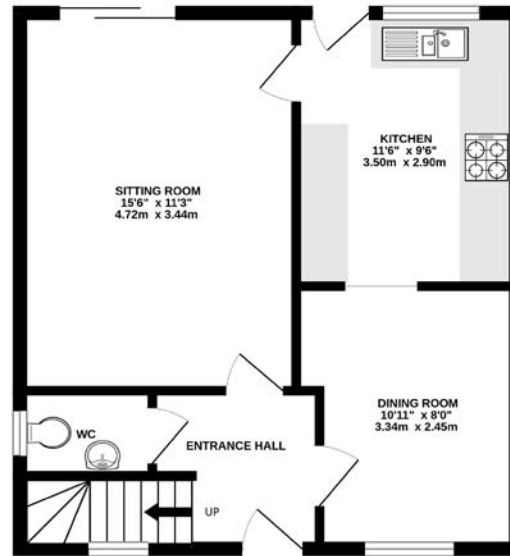
Vacant possession of the freehold will be given upon completion.

## Agents' Note

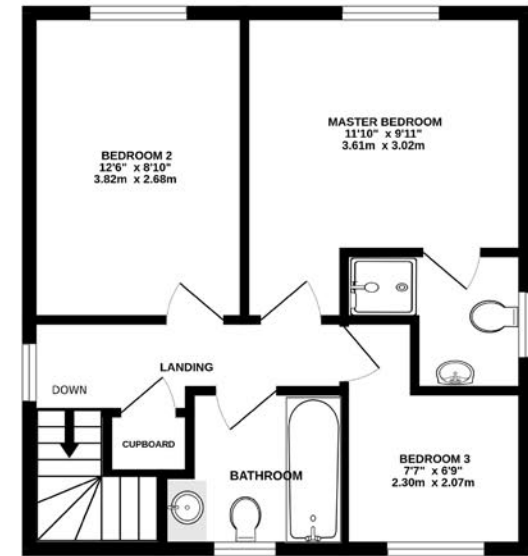
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £289,000**

GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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)