



*Beccles Road,
Bungay, Suffolk.*



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ESTATE AGENTS

Beccles - 6.2 miles
Halesworth - 8.9 miles
Norwich - 15.7 miles
Southwold & The Coast - 16.8 miles

A superb opportunity to acquire this deceptively spacious, detached bungalow, ideally situated on the ever popular 'Beccles Road'. The property has undergone an exacting refurbishment and remodelling by the current owners designed around family living and entertaining alike. The accommodation now provided the most stunning, versatile living spaces coupled with two delightful bedrooms both enjoying fabulous en-suites. The real highlight of the property is the vast family, kitchen/dining and living space which opens to the garden and boasts the un-compromised finish that flows throughout the home. Outside a large driveway is secure by timber gates whilst the wrap around gardens enjoy the elevated position. Offered with no onward chain viewing is essential.



Property

Entering the property via the front door we are welcomed into the impressive entrance porch where the standard of finish that runs throughout this fantastic home is instantly apparent. Bespoke black framed double glazed windows and doors make a real statement and continue throughout whilst underfoot a modern take on Victorian tiling complements the space. A large store cupboard provides the perfect space for our coats and boots after a country walk and door leads into the reception hall. The tiled flooring continues into the main hallway which provides a spacious central 'hub' to the bungalow. A large double cupboard houses the heating system and offers a superb warm storage space whilst a skylight window over head fills the space with natural light a theme the vendors have insisted on in the refurbishment. From the hall a glazed door opens to the sitting room at the rear which offers a fine space for entertaining whilst being perfect proportioned to remain a snug evening room. A fully glazed wall of windows incorporates French doors that open to the garden. Back in the hall glazed double doors lead us into the absolute 'WOW' factor of the bungalow. The family kitchen, dining and living space offers a vast open plan room designed around sociable living whilst comfortable working space has not been over looked. The room also incorporates a separate utility area discreetly screened from the main kitchen which is fitted with a most attractive range of wall and base units that incorporate a dishwasher, full height fridge and freezer and the most impressive extractor which raises from the island behind the space for the range style cooker. A sink is set below the main window in the kitchen whilst in the utility area a second sink is found and space is made for our laundry appliances. The living and dining area is an exceptional space where French doors again lead onto the patio allowing a superb flow when summer entertaining. Back in the hall we pass the cloakroom before stepping into the guest bedroom. This first exceptional double room is flooded with natural light from two large skylight windows over head, an integral cupboard boasts superb storage whilst the room lends itself to a range of furnishings. A window looks to the rear and we find a door leading to the en-suite bathroom. This room echoes the design and standard throughout with bespoke tiling complementing the modern white bathroom suite. Completing the accommodation we find the vast master bedroom at the head of the hall. Approaching 17.ft this room offers UN-compromised space for our master bedroom furnishings. Three windows look onto the gardens whilst a further skylight window is positioned to create a feature over head when laying in bed. The master bedroom enjoys an en-suite shower room where a double width walk in shower, w/c and vanity basin again enjoying the most attractive tiled finish.







Outside

Approaching the property from Beccles Road the sweeping shingle driveway leads past the raised banks to hand made timber double gates which open to this delightful elevated plot. To the front of the property we find an extensive shingle parking and turning area which opens to the block paved frontage that leads us to the front door. To the side of the bungalow a large timber shed is in situ and access leads us to the rear. The main gardens wrap around the property which is fully enclosed by timber fencing. To the front we find a delightful rockery style garden opening to the first area of lawn. In the far corner a pine tree provides a focal point with set pavious below providing an ideal seating area. At the rear an extensive patio offers the perfect space for summer entertaining with doors leading off both the sitting room and kitchen dining room. The patio opens to the lawns which are framed with established shrubs.

Location

This superb bungalow is ideally located on the much sought after 'Beccles Road' offering an easy walk to the town centre of Bungay whilst providing great access to the open green space and Waveney Valley that surround the town. 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). 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 Fired Under Floor Heating & Hot Water System.
Energy Rating: C

Local Authority:

East Suffolk Council
Tax Band: D
Postcode: NR35 1HT

Tenure

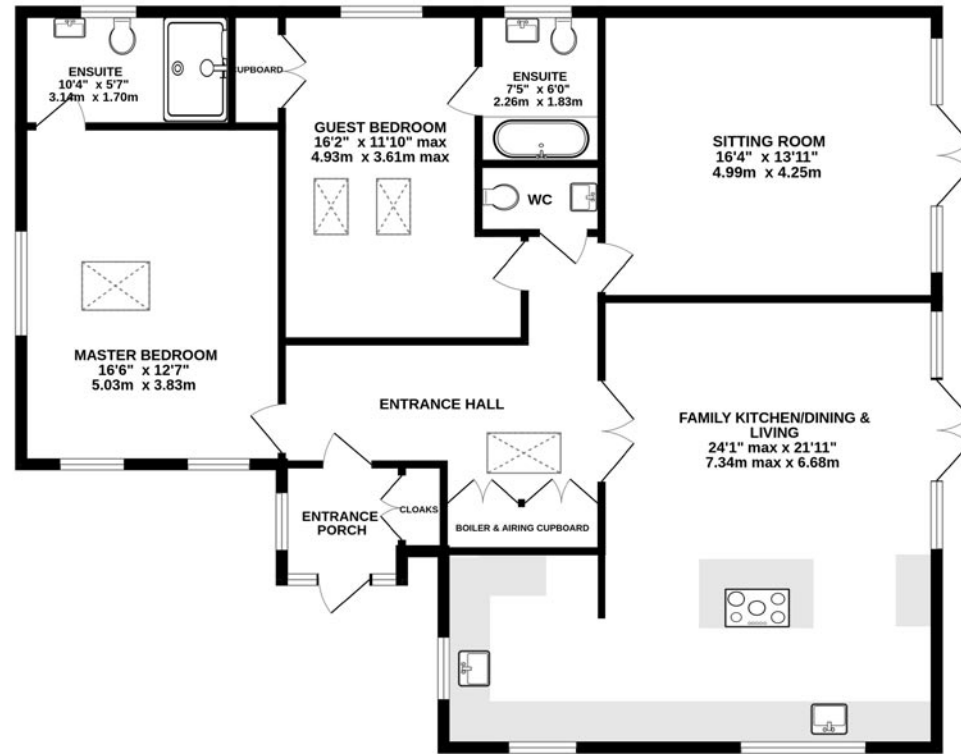
Vacant possession of the freehold will be given upon completion.

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: £455,000

GROUND FLOOR
1361 sq.ft. (126.5 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.5 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:

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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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