



Ethel Mann Road,
Bungay, Suffolk.



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ESTATE AGENTS

Beccles - 6.5 miles
Halesworth - 7.4 miles
Norwich - 16.2 miles
Southwold & the Coast - 16.8 miles

A superb opportunity to purchase this modern semi-detached family home situated on the edge of Bungay Town. The property boasts three bedrooms and family bathroom on the first floor whilst downstairs we find hall entrance, kitchen dining room and a generous sitting room which opens to the rear garden. Outside the drive leads to the single garage whilst at the rear we find a generous garden making the most of the corner plot. The property is offered with no onward chain.



Property

Entering the property via the front door we are welcomed by the central entrance hall. Stairs rise to the first floor whilst doors to either side open to the sitting room and kitchen dining room. To our right we step into the kitchen dining room, a spacious dual aspect room which enjoys an abundance of natural light. The kitchen area is fitted with a range of wall and base units that contrast against the work surfaces and flooring. Space is made for our white goods whilst the sink is set below a window looking onto the driveway. In the dining area a large window looks onto the green space created at St.Johns park opposite whilst a door opens to a large under stairs storage cupboard. Across the hall we find the sitting room which enjoys a window and glazed door looking onto the garden. This generous room boasts timber effect flooring offering a practical solution for bust family life when in and out from the garden. Climbing the stairs to the first floor we find the landing leading to all three bedrooms and the bathroom. The first two bedrooms are set looking onto the rear garden and offer two good sized secondary rooms. Passing the airing cupboard we find the bathroom where a fitted suite offers a bath, sink and w/c. Completing the accommodation we find the generous master bedroom. Originally designed with the option to take an en-suite shower room the maser bedroom is of superb proportions and boasts a dual aspect again looking onto the green space opposite.







Outside

The front of the property is approached via a driveway providing off road parking and leading to the single garage, a path leads to the front door and continues to the side of the house providing gated access to the rear. At the rear the garden offers a superb space making the most of the corner plot as it wraps around the garage. The garden itself is laid to lawn with a variety of planted shrubs providing a blank canvas for a budding gardener or excellent play space for a young family.

Location

This semi-detached family home is situated on the outskirts of the town centre of Bungay whilst in walking distance of all amenities. Bungay offers a good range of all the necessary amenities including 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 Central Heating

Energy Rating: TBA

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR35 1SG

Tenure

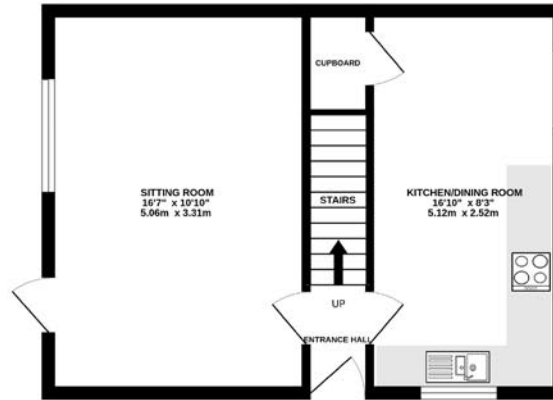
Vacant possession of the freehold will be given upon completion.

Agents' Note

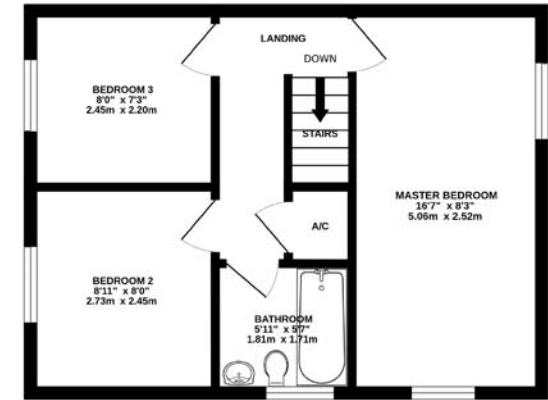
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £225,000

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.6 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

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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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