



*Throckmorton Road*  
Bungay, Suffolk



**MUSKER  
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ESTATE AGENTS

Situated nicely on the outskirts of Bungay town providing superb access to all amenities and the open country side surrounding the Waveney Valley, this spacious semi-detached house has much to offer. Boasting an open-plan kitchen/dining/family room and sitting room opening to the garden on the ground floor with three double bedrooms upstairs along with a recently re-fitted bathroom. Outside off road parking, a front courtyard and spacious rear garden complete the property.

**Accommodation comprises briefly:**

- Entrance Lobby
- Sitting Room
- Open Plan Kitchen/Dining/Family Room
- Master Bedroom
- Two Further Double Bedrooms
- Bathroom
- Front Courtyard
- Large Rear Garden
- Off Road Parking



**Property**

Stepping through the front door of this family home we are welcomed by the entrance lobby where our stairs rise to the first floor and the feeling of space and light that flow throughout is instantly apparent. The entrance lobby flows open-plan into the 'hub' of this home where we find a vast open plan kitchen/dining/family room. Windows to both the front and rear aspect fill the room with natural light. The kitchen is fitted at the rear of the space boasting a range of fitted units offering superb working space above. A large central island provides space for informal dining whilst the room opens to offer an exceptional dining/living area perfect for entertaining and family living alike. A door to the rear opens to the garden whilst we pass a handy under stairs cupboard and enter the sitting room. Again enjoying a dual aspect this spacious sitting room enjoys French doors that lead onto the patio. Climbing the stairs to the first floor landing doors open to all of the rooms. To the left we find the first two double bedrooms the larger of which is set to the front and boasts fitted wardrobes. At the head of the stairs the recently re-fitted bathroom offers a 'P' shaped bath with shower above whilst the w/c integrates a wash basin above. Attractive tiled walls complement the room. Completing the accommodation the master bedroom mirrors the size of the sitting room below and again is filled with natural light from windows to two aspects. Fitted wardrobes again compliment the room.







## Outside

To the front of the property we find the off road parking space at road level whilst steps pass the boundary wall and lead down into the front courtyard garden area where we find the front door. A path to the side of the house leads us to the rear gardens. At the rear a door from the kitchen and french doors from the sitting room open to the gardens where the superb space makes the most of the afternoon and evening sun. A raised area of patio steps down onto the garden which is, in the main, laid to lawn with various trees and shrubs in situ. Timber fencing frames the boundary and two sheds are found at the foot of the space. The garden offers a superb blank canvas for a budding gardener or the ideal recreational/play space for a family.

## Location

This property sits on the edge of the market town of Bungay offering superb access to the town, schools and open walks following the Waveney Valley. 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 distant. 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 Gas Fired combi Boiler (Fitted 2022), Electricity, Water & Drainage.

Energy Rating: C

## Local Authority:

East Suffolk Council  
Tax Band: B  
Postcode: NR35 1JN

## Tenure

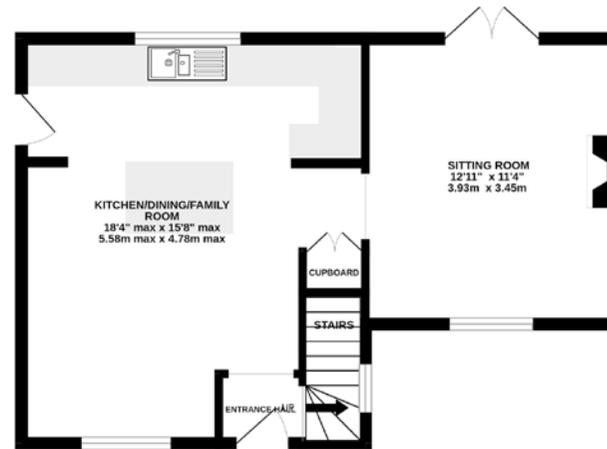
Vacant possession of the freehold will be given upon completion.

## Agents' Note

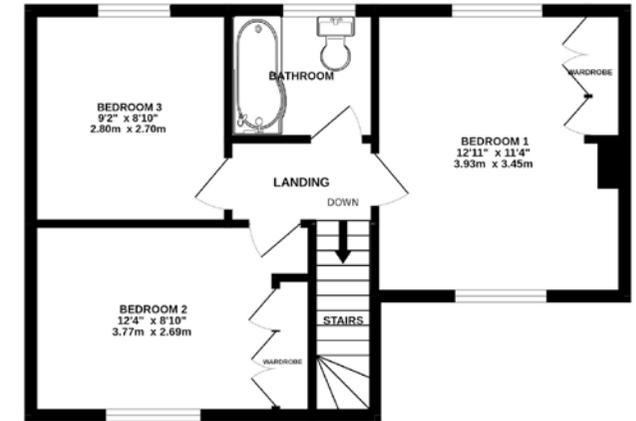
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £210,000**

GROUND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 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

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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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