

MM



*Beccles Road,  
Bungay, Suffolk.*

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Beccles - 6.2 miles  
Halesworth - 8.9 miles  
Norwich - 15.7 miles  
Southwold - 16.2 miles

**A rare opportunity to purchase this most desirable, detached family home, ideally situated for the Town Centre and delightful walks that surround the River Waveney. The property has been enjoyed and maintained over the last three decades by the current owner and now offers a superb opportunity for a buyer to cosmetically update and make their own mark on this family home. Internally three generous bedrooms, bathroom and w/c lead off the landing, whilst downstairs the generous entrance hall leads to the living/dining room, kitchen/breakfast room and cloakroom, whilst at the rear a delightful sitting room looks onto the gardens. Outside we find generous front and rear gardens coupled with ample off road parking and a garage. Prompt viewing is highly recommended.**



## Property

Entering the property via the front door we step through the porch and are welcomed via the generous entrance hall where the feeling of space and light found throughout is instantly apparent. The original staircase fill this space with character and large windows at the foot and head on the stairway fill the space with light. To our right we step into the living/dining room, originally two rooms that now serve as a perfect family/entertaining space. Our eye is immediately drawn to the bay window overlooking the front gardens. A feature fireplace provides a delightful focal point to the room and offers the ability to re-instate an open fire or log burner. From the dining area French doors open to the sitting room further extending the space when needed. Stepping back through the hall we pass the cloakroom before entering the kitchen/breakfast room. The kitchen has been extended and is fitted with range of wall and base units set under extensive work surfaces. A sink sits below one of two windows overlooking the side of the property and a door opens to the same. Space is made for our appliances and the gas combi boiler is concealed within the wall cupboards. A door opens from here into the sitting room which links back to the living/dining room making this home a superbly sociable space. The sitting room enjoys a view of the gardens from the French doors that open to the patio. Back in the hall we climb the stairs to the first floor where we find the bright landing. To the front of the house we find the generous single bedroom and the generous bay fronted double bedroom. To the rear a second impressive double bedroom serves as the master and overlooks the stunning rear gardens. Completing the accommodation is the bathroom and separate w/c.







## Outside

Approaching the front of the house via the extensive driveway we are welcomed by ample off road parking and turning space which continues to the side of the property leading to the detached garage at the rear. The front garden is laid to lawn with a range of planted flowers and shrubs that bring colour and scent to the frontage. The drive leads us to the front door whilst access to the side of the house leads to the rear kitchen door and gated access to the rear garden. French doors in the sitting room enjoy the view of the gardens and lead onto the patio area. The patio opens to the extensive lawn which is framed with a variety of established shrubs and fully enclosed by timber fencing. At the foot of the space we find a greenhouse and timber shed sat on the extended plot.

## Location

This superb property is located within walking distance to the town centre of Bungay and the open green space that surrounds the River Waveney. 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. An hourly bus service takes us to the Cathedral City of Norwich which 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 Combi Central Heating & Hot Water System.

Energy Rating: D

## Local Authority:

East Suffolk Council

Tax Band: D

Postcode: NR35 1HS

## 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: £350,000**



**To arrange a viewing, please call 01986 888160**

Offices throughout Norfolk & Suffolk:

Harleston 01379 882535  
Loddon 01508 521110  
Halesworth 01986 888205

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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