Flixton Road,

Bungay, Suffolk.

MUSKER McINTYRE
ESTATE AGENTS

An exciting opportunity to purchase this charming Victorian Suffolk Brick Cottage situated in a most desirable position within walking distance of the Town Centre whilst enjoying views over the Waveney Valley. The property brings all of the comfort of modern living coupled with the original charm of this Victorian home. The exceptional living space is perfect for entertaining and family life whilst two first floor bedrooms and a bathroom feature, whilst back on the ground floor we find a guest bedroom with shower. Outside walled gardens and ample off road parking complement the home which is offered with No Onward Chain.

The property comprises:

- Entrance Hall • Sitting Room
- Dining Room • Conservatory
- Kitchen • Ground Floor Cloakroom
- Guest bedroom with Shower
- Master Bedroom • Bedroom Two
- Bathroom
- Ample Frontage & Parking
- Walled Side & Rear Garden

Property

Stepping through the front door we are welcomed by the entrance hall of this charming home, an arched window looks out to the garden and a door opens to the main accommodation. The sitting room is set to the front of the house and offers a superbly proportioned room which enjoys the view to the front aspect and beyond over the Waveney Valley. At the rear a door leads us into the dining room where the social element of the home comes into its own. A bespoke timber staircase rises to the first floor offering an attractive feature to the room whilst French doors open to the conservatory and a door leads into the kitchen making the three spaces feel as one, perfect for family living and entertaining alike. The conservatory is rather more akin to a Victorian orangery and offers an exceptional space to enjoy the garden throughout the year. Solid wood flooring lines this room and adds to the not only to the aesthetic but also the thought that went its design. A door returns from here to the kitchen further adding to the flow of the home. The kitchen is fitted with a modern yet classic range of wall and base units set against contrasting work surfaces and tiled flooring. The workspace is exceptional! A cooker is in place whilst space for a fridge and washing machine/dish washer are offered under counter. The sink is set below a window looking onto the garden. At the rear we step into a lobby area which leads to the essential ground floor cloakroom and guest bedroom. The guest bedroom enjoys a quite spot at the end of teh house and benefits from a shower. On the first floor the stairs rise to the landing where doors open to both bedrooms and the bathroom. The bathroom echoes the finish throughout and offers a sink, w/c and 'P' shaped bath with shower and screen above. At the rear we find bedroom two whilst completing the accommodation the master bedroom offers fit

Garden & Grounds

Approaching the property from Flixton Road we are welcomed by the exceptional off road parking area set to the front of this charming home. Chelsea set paviors complement the grey Suffolk brick of the house and a feature wall forms the front boundary. A gate opens to the rear gardens and our front door leads us into the home. At the rear the we find a delightful walled garden set to the side and rear aspect. Sandstone paving line the space whilst a raised border frames the garden and fills it with colour throughout the year. French doors lead from the conservatory allowing the flow between inside and out, perfect for summer entertaining. A timber shed is in situ and a raised terrace provides further flower beds and we find a green house in place.

Location

This property is ideally located a short walk from the town centre of Bungay whilst boasting views to the front over the Waveney Valley toward Earsham. 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 dist

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

Gas fired central heating and hot water.
Mains drainage, electricity and water.

Energy Rating: D

Local Authority:

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

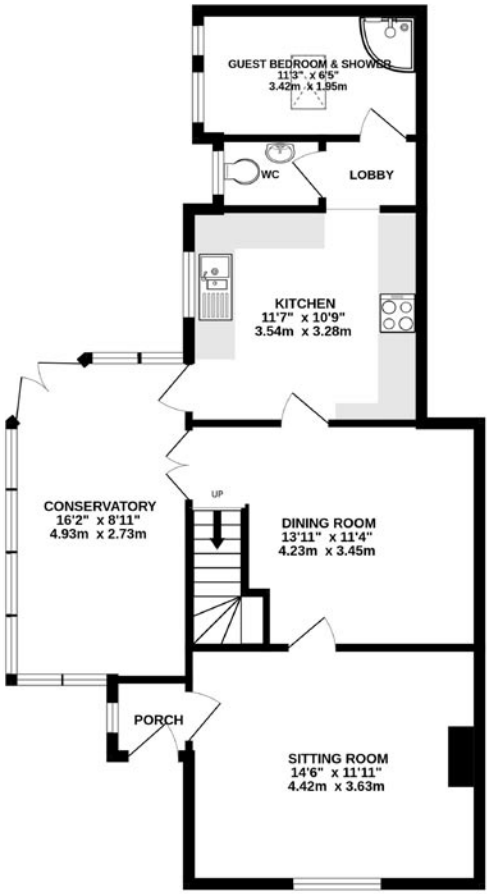
Tenure

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.

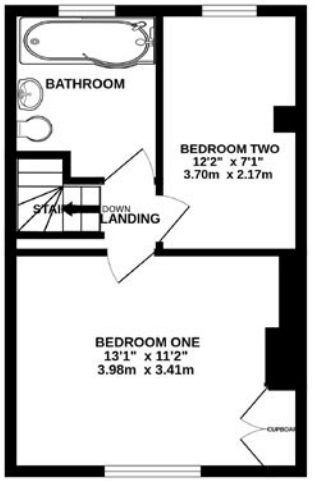
GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.2 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.
Made with Metropix ©2025

1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



Guide Price: £325,000

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205

www.muskermcintyre.co.uk

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.

Platinum Trusted Service Award 2023 feefo

A member of OnTheMarket.com

BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE
Tel. 01986 888160
bungay@muskermcintyre.co.uk