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*Beccles Road*  
Bungay, Suffolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



A most desirable, semi-detached family home, superbly situated offering access to the Town and all amenities whilst enjoying open views of the Waveney Valley from the gardens. The property has been extended and improved to offer generous family accommodation whilst retaining much of the original character. Internally, three generous bedrooms and a bathroom lead off the landing, whilst downstairs we find the sitting room. At the rear the kitchen, dining room and family room flow open plan, providing a fabulous entertaining space. Outside, we find generous front and rear gardens coupled with ample off-road parking along with a workshop and minibus (previously used as a quirky guest space). Prompt viewing is highly recommended.

**Accommodation comprises briefly:**

- Entrance Hall • Sitting Room • Family Room • Dining Room
- Kitchen • Master Bedroom • Two Further Bedrooms
- Family Bathroom • Generous Off Road Parking & Frontage
- Delightful Rear Gardens With Open Views
- Workshop & Minibus (previously used as a quirky guest room)



**Property**

Entering the property via the front door we are welcomed via the generous entrance hall where the feeling of space and light found throughout is instantly apparent. Timber effect flooring and the original staircase complement the home. Two large windows at the foot and head on the stairway fill the space with light. To our right, we step into the sitting room where our eye is immediately drawn to the bay window overlooking the front gardens. An open fireplace provides a delightful focal point to the room, whilst exposed timber floors further enhance the character. Stepping back through the hall we find two doors leading into the family room and kitchen which come together open plan in the dining area, creating a wonderful open plan space perfect for family life and entertaining. The kitchen has been extended and fitted with a range of retro wall and base units set under contrasting work surfaces. A sink sits below the window over looking the side of the property and French doors open to the decking whilst internally the space flows into the dining room, this bright space is flooded with light from two large velux roof windows and a second set of French doors that grab the stunning garden views. This room also benefits from electric underfloor heating. Internally the room flows into the family room which provides a superb second sitting room and completes this perfectly designed sociable space. Back in the hall we climb the stairs to the first floor where we find the bright landing. To the rear of the house we find the generous single bedroom and the first of the double rooms, both enjoying the far-reaching views over the Waveney Valley. At the front we find the master bedroom, the master room benefits from twin fitted wardrobes. Completing the accommodation is the large family bathroom. The bathroom is fitted with a modern white suite that comprises a bath with shower above, w/c, wash basin set against attractive tiled walls.













## Outside

Passing the fence and hedge front boundary, we approach the house via the extensive driveway which provides ample off-road parking and leads to the side of the property. The front garden is laid to lawn with a range of planted flowers and shrubs that bring colour and scent to the frontage. A path leads to the front door, and the drive leads us to the workshop, which is connected with power and light. From here, a gate opens to the timber decked terrace and we enter the rear gardens. French doors from both the kitchen and dining areas open to the garden where the timber terrace looks over the lawns and onto the superb open views. The garden itself is a superb space, laid to lawn and framed with a range of hedges and shrubs. At the foot of the space we find a minibuss that has served as quirky guest accommodation and takes in the best of the views over the Valley.

## 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 whilst enjoying open views of the valley from the gardens. 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, but may be available in addition, subject to separate negotiation.

## Services

Mains electricity and water & drainage. Gas fired central heating.

Energy Rating: D

## Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR35 1HX

What3Words: ///reforming.rotations.specifies

## Tenure

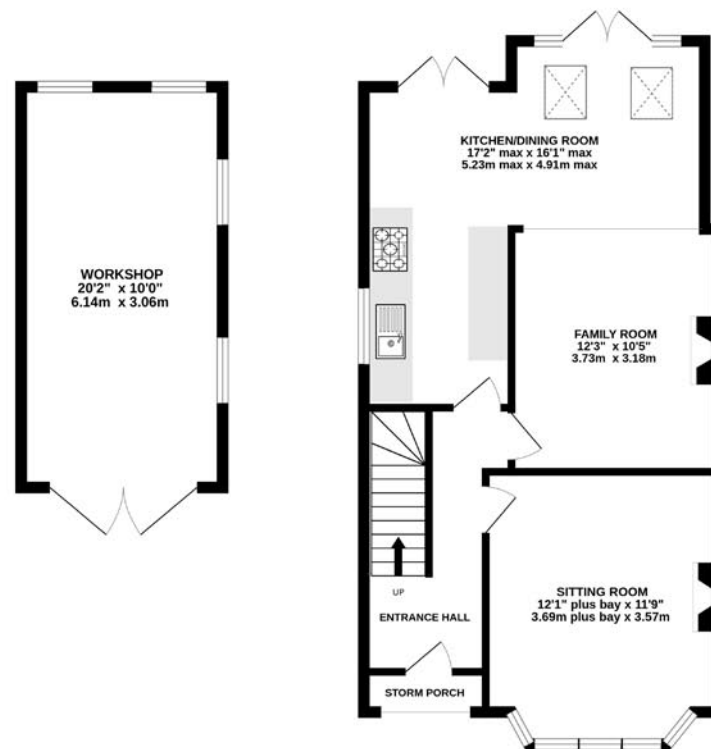
Vacant possession of the freehold will be given upon completion.

## Agents' Note

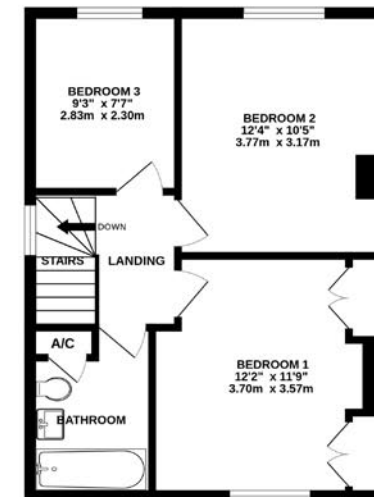
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Offers Over: £300,000**

GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.1 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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Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

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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