

MM



Beccles Road
Bungay, Suffolk

MM

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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 overlooking 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 minibus 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

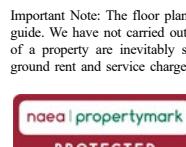


To arrange a viewing, please call 01986 888160

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