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Kerrison Road,
Bungay, Suffolk

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ESTATE AGENTS

Situated at the head of this rarely available cul-de-sac, we are pleased to offer this detached 2/3 bedroom bungalow for sale, set enjoying a generous plot with impressive elevated views back toward the town. The property offers a clean well maintained space to move into whilst a new owner puts their own stamp on the bungalow. Viewing is essential.

Accommodation comprises briefly:

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Snug/Bedroom Three
- Conservatory
- Bathroom
- Master Bedroom
- Guest Bedroom
- Generous Gardens
- Garage & Parking



Property

Stepping through the front door of the property we are welcomed by the entrance hall which leads to all of the main accommodation. On our left, set to the front of the bungalow we find the impressive sitting/dining room. At over 20.ft this room enjoys a view over the large frontage. A brick chimney offers a focal point to the room and potential for an open fire or wood burner to be fitted (subject to inspection). Stepping through the hall we find the kitchen which has been extended to provide a lobby area that opens to the gardens. The kitchen is fitted with a range of wall and base units whilst a large cupboard houses the gas boiler. A fitted oven and hob feature. Back in the hall we find our two bedrooms. The guest bedroom is positioned at the side of the property whilst the master bedroom at the rear takes in a view of the garden and beyond enjoying the elevated position. Opposite we find the bathroom where a white suite offers a bath, wash basin and w/c. Set to the rear of the bungalow we find the snug, originally a third bedroom, this spacious room opens to the conservatory providing a superb additional reception room and space to enjoy the garden and views throughout the year. From the conservatory a door opens out to the garden.







Outside

Approaching this discreetly positioned property at the head of Kerrison Road we find the driveway providing off road parking and leading to both the front door and single garage. To the frontage we find a generous garden that enjoys a view onto Mayfair Road and offers excellent potential to retain a generous green space whilst allowing to extend the parking area. A path leads us to the side of the bungalow where we pass the door leading into the kitchen as we step into the rear garden. At the rear the garden is superbly proportioned and currently laid to lawn framed with a variety of established shrubs and bushes. A door leads from the conservatory out to a small patio which in-turn leads to a personal door at the rear of the garage.

Location

The property is situated at the foot of this quiet road which benefits from being easy walking distance to many of the towns amenities including the Doctors surgery, supermarket and bus stop (connections to Norwich, Halesworth and Beccles). Bungay offers an excellent range of amenities and shops, schools, antique shops, restaurants, cafes, bars, 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 distance. 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

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

Energy Rating: D

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR35 1RZ

What3Words: ///tall.walls.backpacks

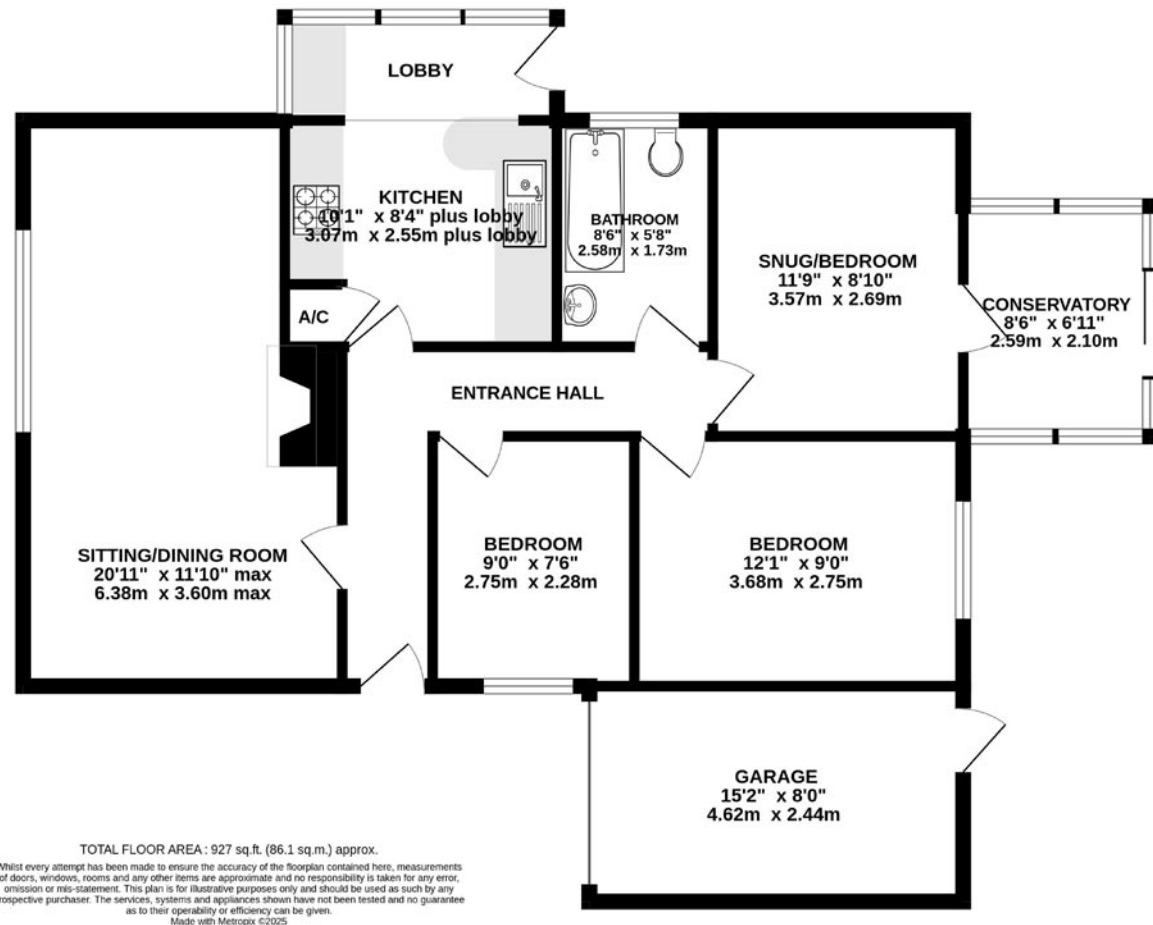
Tenure

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: £260,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

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.



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