



*Church Road,
Kirby Cane, Norfolk*



**MUSKER
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ESTATE AGENTS

We are pleased to offer this well-presented, deceptively spacious, detached family bungalow set on a plot of approximately 0.4 acres (STS) in the sought-after village of Kirby Cane. The property features three double bedrooms, including a master with an en-suite shower room, a 21ft sitting room, a kitchen with a utility room, and a family bathroom. Outside, ample parking leads to a garage, while the generous rear gardens offer significant space and potential for the incoming purchaser.

Accommodation comprises briefly:

- Hallway
- Cloakroom
- 21' Sitting Room
- Kitchen
- Utility Room
- Master Bedroom & En-Suite
- Two Further Double Bedrooms
- Family Bathroom
- Ample Off Road Parking
- Detached Garage
- Large Rear Garden
- Approx. Plot 0.4 Acres (STS)



Property

Entering through the storm porch and entrance hall, you will find access to all principal rooms, two storage cupboards, and an airing cupboard. To the immediate left is a cloakroom with a wash basin and WC. The two largest bedrooms are located to the right of the hallway, with the master bedroom benefiting from an ensuite shower room. Opposite is the well-proportioned sitting room; a bright, spacious area featuring a floor to ceiling window and patio doors leading to the rear garden. This room offers ample space for your living room furniture along with a dining table and chairs. Adjacent is the kitchen, which is fitted with a range of wooden-fronted units with contrasting work surfaces, a 1.5 bowl stainless steel sink, and a cooker, with space for a fridge and dishwasher. A door leads from the kitchen into a practical utility room, which provides additional units, a sink, and plumbing for a washing machine. The third bedroom is situated at the front of the property, alongside the family bathroom. The bathroom features an attractive white suite including a bath with an overhead shower and a vanity unit with a basin vanity back to wall toilet unit.







Outside

To the front and side of the property, ample parking is available on a part-concrete, part-gravel driveway that leads to the garage. Gates on both sides of the property provide access to the rear garden, which features an extensive lawn enclosed by timber fencing and established boundary hedges. The garden includes a large vegetable patch surrounded by a small wooden fence, ground-mounted solar panels located along the right-hand fence line, and a small ornate pond. A patio area accessed via the living room doors provides an ideal spot for outdoor seating, while a pathway leads to further concrete areas where two large wooden sheds are located.

Location

This property is located within the sought-after village of Kirby Cane. The village offers a local shop and newsagents, a primary school, a playground, a church, and the renowned Olive Tree restaurant. A short drive away are the market towns of Beccles and Bungay, both situated on the River Waveney. These towns provide an excellent range of amenities, including schools, antique shops, restaurants, a theatre, and a public hall. Leisure facilities in the area include indoor and outdoor swimming pools and a golf club. The Cathedral City of Norwich is a 30-minute drive to the north, offering a mainline train link to London Liverpool Street in under two hours. Additionally, the Suffolk heritage coastline, featuring the popular beaches of Southwold and Walberswick, is approximately 16 miles away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Solar panels. Oil fired central heating. Mains electricity, water and drainage.

Energy Rating: TBC

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR35 2HH

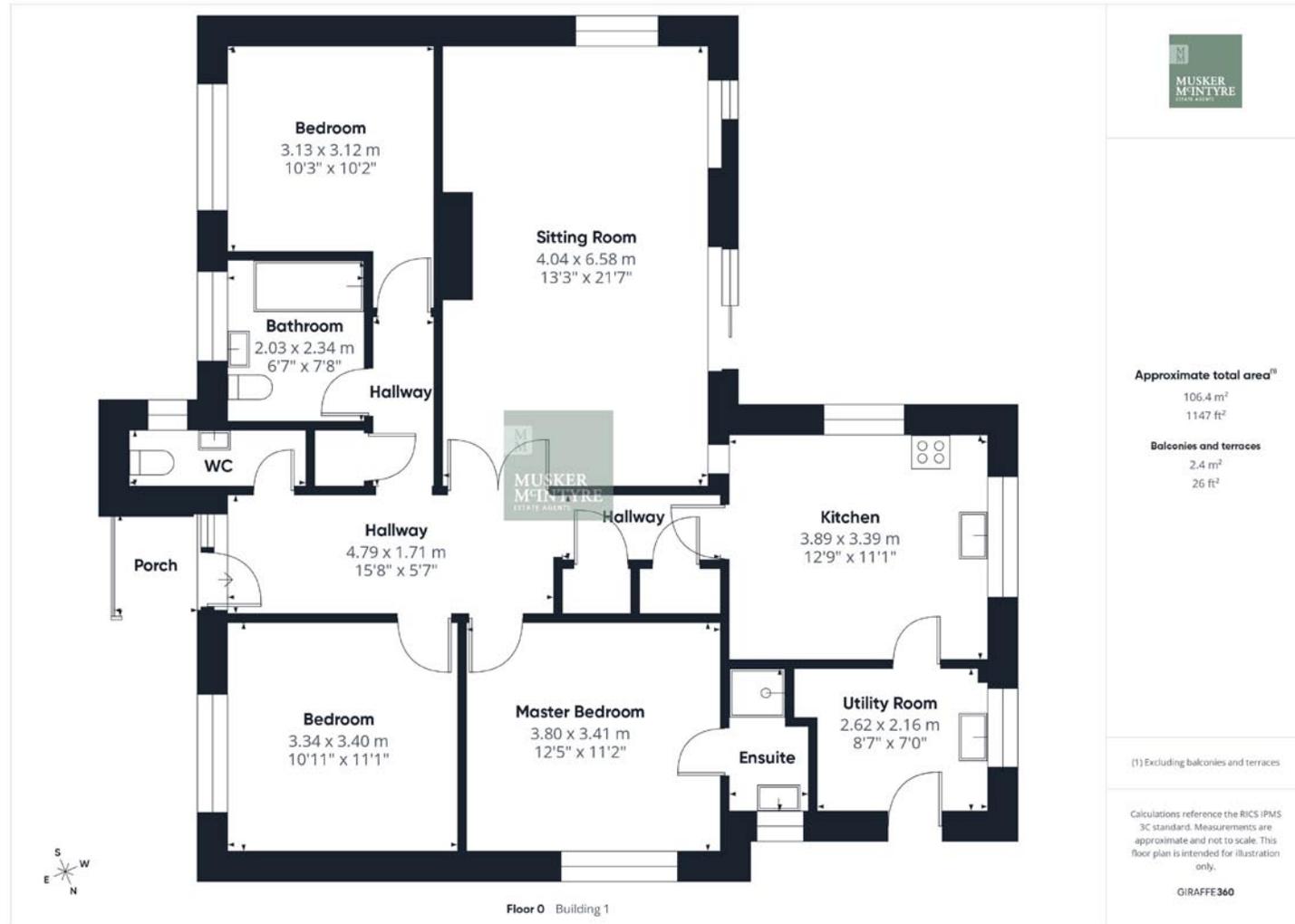
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Tenure

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.



To arrange a viewing, please call 01986 888160

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Loddon 01508 521110

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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.



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk
NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk