

M
M



Meadow View,
Bungay, Suffolk

M
M

**MUSKER
McINTYRE**
ESTATE AGENTS

Beccles - 6 miles

Halesworth - 9.2 miles

Norwich - 15 miles

We are pleased to offer this **CHAIN FREE**, semi detached two bedroom bungalow, situated within a small development of just eight properties in the heart of Bungay. The accommodation comprises two bedrooms, a sitting/dining room, and a kitchen. Outside, the property benefits from a low maintenance south facing rear garden with wonderful views over the Ditchingham Dam marshes, and off-road parking.

Accommodation comprises briefly:

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Master Bedroom
- Second Bedroom
- Shower Room
- Front & Rear Garden
- Countryside Views
- Off Road Parking
- Store Room

Property

This property opens into a bright entrance hall that provides access to all rooms, a generous storage cupboard for coats and boots, and an airing cupboard housing an immersion heater. To your immediate right, the kitchen features a range of wooden wall and base units with contrasting worktops, a stainless steel sink set under a window facing the front aspect, an electric cooker with a hob and extractor, and dedicated space for a fridge and washing machine. The sitting/dining room, accessible from both the kitchen and the hall, has to one end windows either side of a glazed door leading into the conservatory that offers wonderful views of the Ditchingham Dam marshes. The large master bedroom also enjoys these marsh views. The accommodation further includes a second single bedroom at the front of the property and a part tiled shower room with a white suite comprising a walk in shower cubicle with an electric shower, wash hand basin and WC. The property is in good condition throughout, and viewings are highly recommended.









Outside

The property is one of eight situated in a smart, crescent-shaped close on the edge of town. To the front, there is parking for one vehicle along with additional visitor parking. The front garden features a lawn on either side of a path leading to the front door, a side store room, and a gate providing access to the rear. The south-facing rear garden is well proportioned and designed for low maintenance. It is fully paved, making it ideal for outdoor dining, and includes two shingle areas perfect for potted plants and shrubs. The garden also features a hexagonal greenhouse and is enclosed by fencing and low hedging, offering unobstructed views of the stunning Ditchingham Dam Marshes.

Location

The property enjoys a central yet quiet location within walking distance of the town centre. Bungay offers an excellent range of amenities, including various shops, schools, antique stores, and restaurants. Local leisure facilities include an indoor swimming pool, a golf club, and The Fisher Theatre, which now shows films. The Cathedral City of Norwich is approximately a 30-minute drive to the north (or 50 minutes via the hourly weekday bus service), providing a mainline rail link to London Liverpool Street in under two hours. Additionally, the unspoilt Suffolk heritage coastline and the popular beaches of Southwold and Walberswick are only 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 and hot water. Mains electricity, water and drainage.

Energy Rating: D

Local Authority:

East Suffolk District Council

Tax Band: B

Postcode: NR35 1HP

What3Words: ///slurping.stags.common

Tenure

Vacant possession of the leasehold will be given upon completion.

Leasehold: 971 years remaining

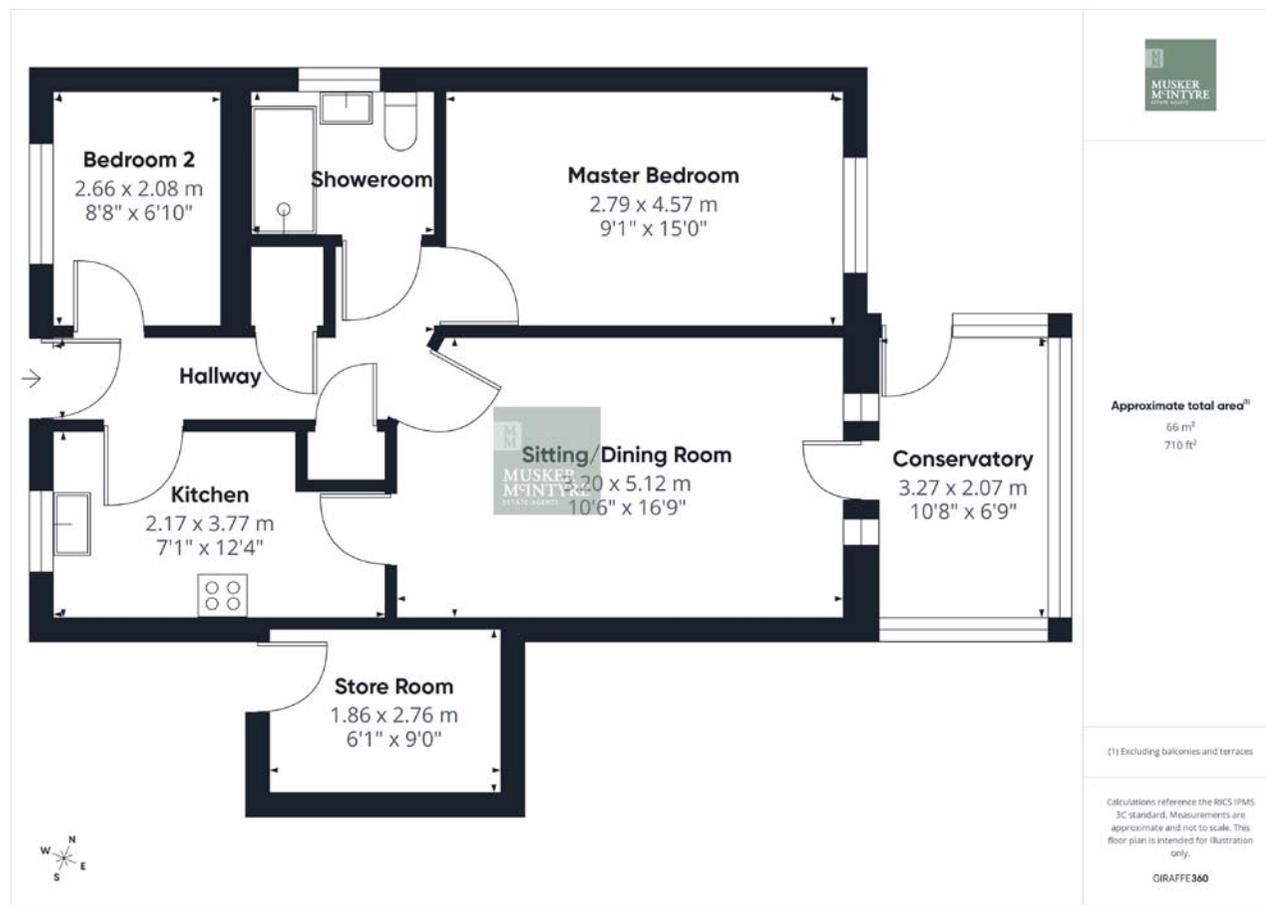
Ground Rent: £87.64 (6 monthly)

Management Fee: £652 (6 monthly)

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: £275,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

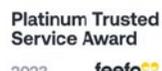
Loddon 01508 521110

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.



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk
NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk