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16 Southend Road, Bungay

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**MUSKER
MCINTYRE**
ESTATE AGENTS

Beccles: 6.5 Miles
Norwich: 16 Miles
Lowestoft: 16 Miles

Musker McIntyre are pleased to present this STUNNING thoroughly modernised Victorian property. Offering TWO BEDROOMS, OFF ROAD PARKING and an ENCLOSED GARDEN with PATIO to the rear, the property is finished to an EXCEPTIONAL STANDARD and must be viewed to fully appreciate the space, light and quality fittings on offer.

Property Comprises Briefly:

- * Two Bedrooms
- * Sitting Room
- * Kitchen Diner
- * Contemporary Bathroom
- * Patio
- * Garden
- * Off Road Parking
- * Quiet Location
- * Close to Town



The Property:

Enter via the side access where there's space under the stairs to kick off your shoes and hang up your coat, then it's through in to the light and spacious kitchen diner with its limestone effect glazed floor tiles. The kitchen has a range of wall and base units in cream, complimented with a wood effect worktop and glazed jade green wall tiles. The room has a distinctly country feel about it and this is further enhanced by the traditional style cooker. Space and plumbing for a washing machine is provided. To the front of the property, the sitting room is found complete with traditional style window and part glazed door. Both are modern, double glazed units to help retain heat and improve energy efficiency. A brick fireplace (decorative only) provides a focal point to the room and there is trunking for a TV to be mounted above. The bathroom completes the ground floor accommodation with its contemporary suite and electric shower over the bath. Upstairs the master bedroom is found to the front of the property with a large, traditional double glazed window that allows light to fill the space. A further decorative fireplace adds instant character and charm. Bedroom 2 offers further accommodation with built in storage cupboards. If a second bedroom is not required, the room would make an ideal dressing room or study. A large window overlooks the rear garden and surrounding greenery.



Outside:

An off road parking space is provided on the gravelled area to the front of the property. Mainly laid to lawn, the rear garden benefits from a large shed for storage and a paved patio area - ideal for enjoying drinks in the late summer evenings.

Location:

The property is located on a quiet residential street approximately five minutes from the town centre. Bungay is a historic market town in the heart of north Suffolk. A range of amenities are available including independent shops, restaurants and public houses. Leisure facilities include a swimming pool and gym, plus the Fisher Theatre which offers a varied programme of events. The larger town of Beccles, a few miles away provides a wider range of services, including a rail link to London Liverpool Street (change at Ipswich), and the fine city of Norwich is accessible by car within the hour. The heritage Suffolk Coast AONB is similarly within easy driving distance offering you all that city, country and coast has to offer.



Services:
Gas Fired Central Heating, Mains
Electricity, Water and Drainage

Local Authority:
Waveney District Council
Council Tax: A
EPC: D
Postcode: NR35 1DN

£650 PCM
£750 Deposit

Beccles: 01502 710180
Diss: 01379 644822
Loddon: 01508 521110
Halesworth: 01986 888205
Harleston: 01379 882535
Norwich: 01603 859343

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To book a viewing please call us on 03300 53 59 50



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