Situated on a generous corner plot is this deceptively spacious three bedroom semi detached family home. The property offers well appointed living space comprising of a large entrance hall, two open-plan reception rooms, conservatory, kitchen and separate utility whilst on the first floor we find three generous bedrooms and the bathroom. Outside the generous corner plot offers a large rear garden whilst at the front we find an extensive driveway. Early viewing is highly recommended.

Accommodation comprises briefly:
- Entrance Hall
- Sitting Room
- Dining/Family Room
- Conservatory
- Kitchen & Utility
- Master Bedroom
- Bedroom Two
- Bedroom Three
- Family Bathroom
- Generous Corner Plot

The Property
Entering the property via the front door we are welcomed by the generous entrance hall, where the feeling of space and light that flows throughout the house is instantly apparent, tiled flooring underfoot complements the space whilst the practical hard floor coverings continue throughout the ground floor. Stepping through the hall we pass a large under stairs cupboard before entering the main living space to our left. The sitting room flows open plan to the dining/family room providing an exceptional room designed around family living and entertaining alike, the dual aspect fills the space with natural light that reflects off the wood effect flooring throughout. A large window looks to the front whilst at the rear patio doors open to the conservatory. The conservatory further enhances the living space and enjoys a view over the rear gardens with French doors opening to the patio. Back in the hall we step past the foot of the stairs into the kitchen which flows open plan to the separate utility room. Tiled flooring lines the two rooms whilst modern units are set against contrasting work surfaces. A stainless steel sink is set below the window and our oven, hob and extractor are found integrated. Space for our appliances is made whilst a door opens from the utility to the patio. Climbing the stairs to the first floor the landing leads to all three of the double bedrooms and family bathroom, the bedsrooms are finished to a modern standard offering a white suite with wash basin, w/c and bath with a shower attachment over. The bedrooms offer three exceptional spaces whilst the master boasts fitted wardrobes. This completes the accommodation.

Outside
Approaching the property we are welcomed buy an extensive shingle double width driveway, hedged boundaries frame the space whilst a block paved path leads us to the front door. The path continues to the side of the property where gated access leads to the rear garden. At the rear the benefit of the corner plot is instantly apparent. This impressive private garden offers ample space for a variety of pursuits whilst currently being laid to low maintenance lawn framed by hedging and timber fences. At the rear of the house we find a large patio leading from the French doors in the conservatory and the rear door from the utility providing the perfect spot for outside entertaining.
Location
This property is situated on a popular estate close to the schools and sports centre yet within walking distance of the Town Centre and the River Waveney. 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. 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 distant. 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 including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services
Heating: Gas central heating
Water: Mains water
Drainage: Mains drainage
Mains electricity

Local Authority:
East Suffolk Council
Council Tax Band: B
Energy Performance Rating: D
Postal Code: NR3 1LA

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: £185,000

To arrange a viewing, or for additional information please call 01986 888160

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