



Orchids Close, Bungay.

M
M

**MUSKER
McINTYRE**
ESTATE AGENTS

Halesworth - 8.6 miles
Beccles - 6.2 miles
Norwich - 16.6 miles
Southwold - 16.8 miles

A superbly presented FOUR BEDROOM detached family home ideally situated for the town's amenities and schools. The property offers superbly appointed, spacious accommodation boasting a 22.ft sitting/dining room, 17.ft family kitchen/breakfast room and ground floor cloakroom whilst upstairs we find the family bathroom and four generous bedrooms, three doubles and a large single. The property enjoys one of the largest plots on the close. To the front we find an attractive garden, off road parking for four vehicles and a garage, at the rear the spacious well presented garden makes a great extension to this family home .

Property comprises briefly:

- Entrance Hall
- Cloakroom
- Sitting/Dining Room (22.ft)
- Kitchen/Breakfast Room (17.ft)
- Main Bedroom
- Two Further Double Bedrooms
- Large Single Bedroom
- Bathroom
- Generous Gardens
- Garage & Ample Off Road Parking



Orchids Close, Bungay.

The Property

Entering the property via the front door we are welcomed by the spacious hallway which leads to all of the ground floor accommodation and our stairs rise to the first floor. A window to the front aspect fills the hall with natural light adding to the exceptional feeling of space, a theme that runs throughout the home. To our left we find the ground floor cloakroom whilst to our right we step into the impressive sitting/dining room, at 22.ft this dual aspect room provides the perfect spot for family living and entertaining alike, to the front a large window looks over the front gardens, at the rear french doors from the dining area look out over the generous rear garden and lead to the decked terrace. From the dining area the accommodation flows open plan to the kitchen/breakfast room, a large breakfast bar divides the space and offers the perfect spot for informal dining, two windows fill the room with light whilst a range of contemporary wall and base units are set against contrasting timber effect work surfaces and timber effect flooring complements the space. A built in dishwasher features whilst space is made for a fridge freezer, washing machine and oven. A door opens to the garden and as we step through the breakfast area a door returns to the entrance hall. Climbing the stairs to the first floor landing we find doors leading to all of the bedrooms and the family bathroom. To the front of the property we find the master bedroom and bedroom two looking over the front gardens. Both generous double rooms which each enjoy a large built in cupboard. To the rear we find the smaller double and spacious single bedroom over looking the rear gardens. Completing the accommodation is the bathroom which is finished to the excellent standard we find throughout, a modern white suite boasts a bath with shower and screen fitted over, a wash basin and the w/c set against attractive tiled walls and floors.



Outside

Approaching the property from this quiet cul-de-sac we find the driveway providing off road parking for up to four vehicles and leading to the detached single garage. A path leads us to the front door and gated access leads to the rear. A further storage shed is found to the side of the garage whilst the extensive front garden is laid to lawn framed by low lying flower beds. At the rear we access the garden from both the rear door in the kitchen and French doors from dining area allowing the garden to provide a perfect extension to the accommodation for summer entertaining. From the kitchen we step onto a large patio area whilst an attractive timber deck leads from the French doors. The main of the garden is laid to lawn and enjoys the extra width of the plot, timber fences enclose the space and planted flower beds frame the lawn.



Location

This property is located at the head of this rarely available cul-de-sac, situated on the edge of Bungay providing excellent access to the schools and town's amenities. 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 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 including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas Fired Central Heating
Mains Water
Mains Electricity
Mains Drainage

Local Authority:

East Suffolk Council

Council Tax Band: D

Energy Performance Rating: D

Postal Code: NR35 1LL

Tenure

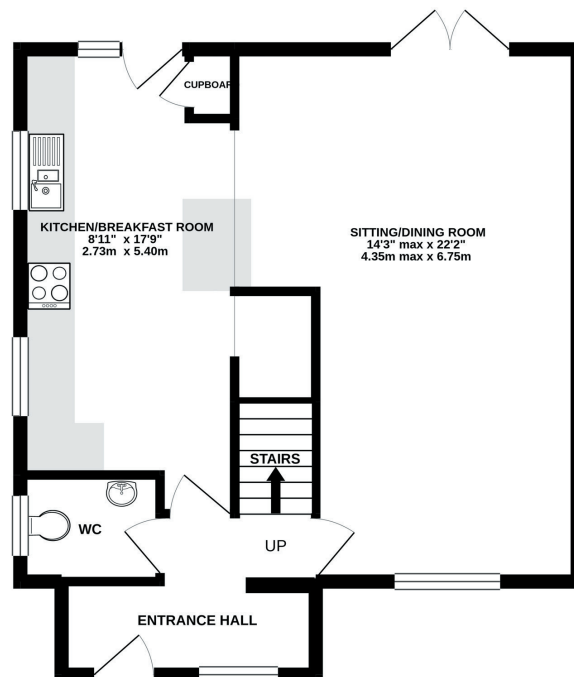
Vacant possession of the freehold will be given upon completion.

Agents' Note

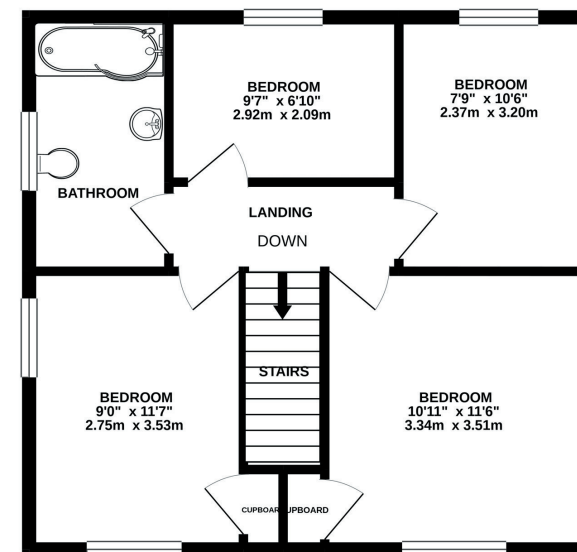
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £279,950

GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

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

OFFICES THROUGHOUT SUFFOLK & NORFOLK

www.muskermcintyre.co.uk

A member of **OnTheMarket™**

Norwich City Centre
Diss
Beccles
Loddon
Halesworth
Harleston

01603 859343
01379 644822
01502 710180
01508 521110
01986 888205
01379 882535

Bungay Residential Sales

3 Earsham Street

Bungay
Suffolk

Tel. 01986 888160

bungay@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.