



M  
M

*Trinity Street,*  
Bungay, Suffolk

M  
M

MUSKER  
McINTYRE  
ESTATE AGENTS







Norwich - 16 miles

Southwold & Coast - 17 miles

Diss - 16 miles

An elegant Grade II listed Georgian house full of character features with spacious accommodation and wonderful entertaining rooms. Superbly set in beautiful walled gardens and grounds of approx 0.75 acre (sts) with private tennis court, plenty of driveway parking and a range of outbuildings. Perfectly located in the heart of the highly sought-after town of Bungay in a Conservation area opposite the Church.

Accommodation comprises briefly:

- Entrance hall • Drawing room • Dining room
- Playroom • Study • Conservatory
- Kitchen with AGA
- Breakfast room (interconnecting with Kitchen)
- Utility room/Laundry room
- Cloakroom • Cellar with wine vaults
- Five bedrooms • Four bathrooms (One ensuite)
- Beautiful walled gardens of approx 0.75 acre
- Private Tennis court • Character features throughout
- Sweeping gravelled driveway and rear courtyard area with plenty of parking
- Undercover parking for two cars
- Range of original outbuildings (potential home office)

## *Trinity Street, Bungay*



### **The Property**

On the open market for the first time in many years this elegant detached Georgian house offers spacious accommodation with excellent entertaining and living space. Full of character features including high ceilings, working shutters and fireplaces throughout the house. A generous kitchen with dark blue AGA and adjacent breakfast room is the 'heart' of the house with French doors leading out to an attractive York stone terrace and the tranquil walled gardens. A sweeping staircase leads up to a large landing and the bedrooms on the first floor. Five double bedrooms, with fitted cupboards, character features and attractive views out across this lovely conservation area in the heart of Bungay. There are four generous bathrooms (one ensuite to the master bedroom).







## Gardens and Grounds

Ideally located in the heart of Bungay and set in lovely gardens approached by a sweeping circular gravelled driveway.

The front of the property is laid primarily to a large semi-circular 'In & Out' gravelled driveway, providing off-road parking for several vehicles; the front is retained in part by mature hedging and wrought iron fencing, with the house being well set-back from the road. To the sides and rear of the property is a beautifully maintained walled garden, primarily laid to lawn with a good selection of mature trees, planted borders and various tranquil seating areas. A particular feature of the property is the private Tennis Court which is fully fenced and a unique feature. The gardens are well tended and further benefit from a large courtyard area to the rear of the house with plenty of gravelled parking and turning, double open cart lodge and a range of original brick built outbuildings which have potential for 'home office' use.

## Location

This property is located in the heart of the vibrant market town of Bungay and offering superb access to the River Waveney and protected open green spaces that surround this charming Town. 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.  
All mains connected.

EPC Rating: Exempt

## Local Authority

East Suffolk District Council

Tax Band: G

Postcode: NR35 1EH

## 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. The property is awarded a Grade II Listing.

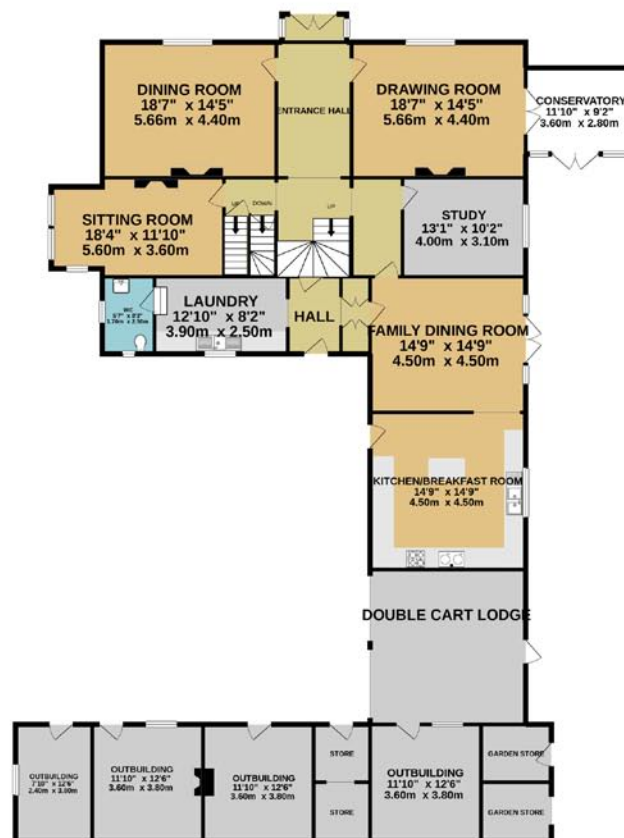
## Tenure

Vacant possession of the freehold will be given on completion.

**BASEMENT**  
265 sq.ft. (24.7 sq.m.) approx.



**GROUND FLOOR**  
3018 sq.ft. (280.4 sq.m.) approx.



**1ST FLOOR**  
1623 sq.ft. (150.7 sq.m.) approx.



TOTAL FLOOR AREA : 4906 sq.ft. (455.8 sq.m.) approx.

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Norwich City Centre 01603 859343  
Diss 01379 644822  
Beccles 01502 710180  
Loddon 01508 521110  
Halesworth 01508 521110  
Harleston 01379 882535

A member of OnTheMarket™

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](mailto:bungay@muskermcintyre.co.uk)