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*Meadow View,*  
Bungay, Suffolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



Situated just a stones throw away from Bungay town centre is this delightful two bedroom bungalow, one of eight similar properties forming the attractive Meadow View development for over 55s. Ideal for retirement or downsizing, this chain-free prospect offers off-road parking, an L-shaped garden and generous living space.

**Accommodation comprises briefly:**

- Hallway
- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Integrated Storage
- Off-Road Parking



**Property**

The front door opens into a long hallway that links to all the rooms of the property. Immediately to your right is the smaller of the two bedrooms, with a window to the front aspect and fitted overbed storage unit. Across the hallway is one of the entrances to the kitchen, which is equipped with a good range of wall and floor units and an electric oven and hob. Beneath the countertop you will find space for a washing machine and a fridge. Moving further down the hall, an angled doorway opens into the generous sitting room, with door to the kitchen and access to the rear garden. To the end of the hall is a main bedroom; a generous double room with a side aspect. Completely the accommodation is the bathroom, fitted with bathtub, toilet and wash basin.



## Outside

Out front of the property is two allocated off-road parking spaces and a paved pathway leading up to the front door and around to an external storage space. The remainder of the frontage is laid to lawn. Stepping out from the sitting room you will find a paved patio at the rear, where a path leads around to the side where access to the front can be found. The garden is bordered by a combination of high timber fencing and mature bushes, creating a very private space. To the rear and side boundaries are areas of plant bedding with various shrubs and small trees.

## Location

This property is located close to the heart of the market town of Bungay. 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). 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 are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Gas fired central heating. All mains connected.  
Service charges apply, figures to be confirmed.

Energy Rating: D

## Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR35 1HP

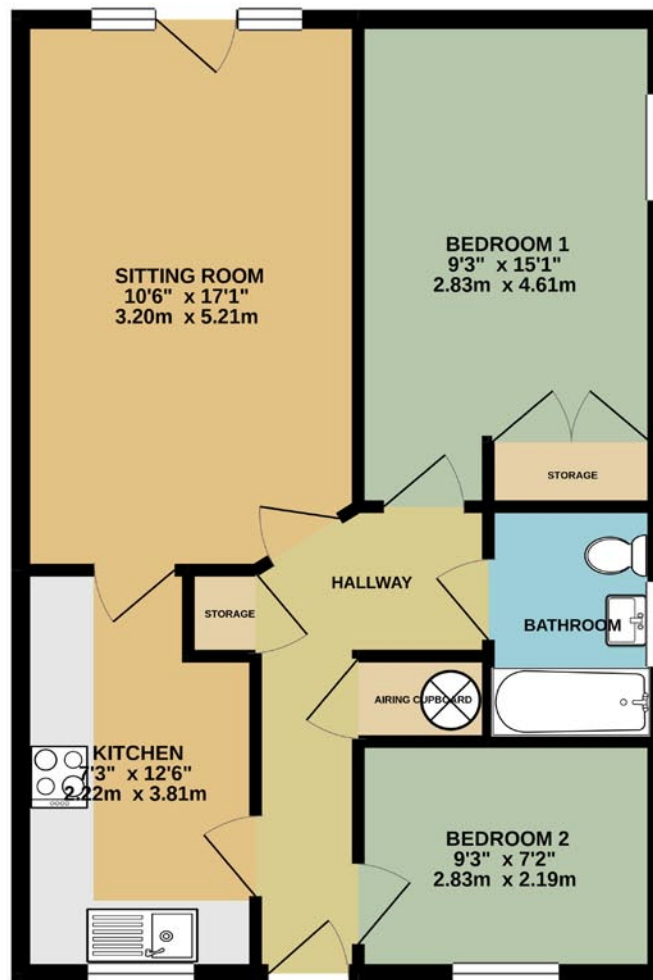
## Tenure

Vacant possession of the leasehold will be given upon completion. A 999 year lease was put in place in 1998 when the property was built.

## 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: £180,000**



TOTAL FLOOR AREA: 585 sq.ft. (54.3 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.  
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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.



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