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*Broad Street,
Bungay, Suffolk*

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**MUSKER
McINTYRE**
ESTATE AGENTS





Halesworth - 9.1 miles

Beccles - 8.1 miles

Norwich - 15.4 miles

Southwold - 16.8 miles

An exciting opportunity to purchase this most attractive three storey Town House ideally situated footsteps from the centre of Bungay. The property, built in keeping with the surrounding Georgian properties offers superb, modern accommodation over three floors boasting four generous double bedrooms, two bathrooms, sitting room, fitted family kitchen dining room and a ground floor cloakroom. Outside the attractive courtyard garden is found along with covered off road parking to the rear. The property is offered with no onward chain, early viewing is essential.

Accommodation comprises briefly:

- Sitting Room
- Kitchen Dining Room
- Rear Lobby & Cloakroom
- Master Bedroom & En-Suite
- Three Further Double Bedrooms
- Family Bathroom
- Cortyard Garden
- Off Road Parking with Carport



The Property

Entering the property via the front door we are welcomed by the entrance hall where we find our stairs rising to the first floor and a door leads into the sitting room. The sitting room provides a generous space with a large window looking to the front aspect and filling the room with natural light, a large understairs cupboard houses the pressurised water system and provides ample storage. Double doors open from here into the family kitchen dining room making the two spaces work as one perfect for entertaining and modern family life. The kitchen offers an exceptional space for dining whilst a range of modern wall and base units contrast against the tiled flooring. Our sink is set below a window looking onto the courtyard whilst a full range of appliances are fitted which include a fridge, freezer, washing machine, dishwasher, double oven and hob. At the rear a small lobby area opens to outside and we find the ground floor cloakroom. Climbing the stairs to the first floor landing we find the first two substantial double bedrooms and the family bathroom which is fitted with an attractive white suite. A second staircase rises to the second floor landing where we find a vast double bedroom set to the front aspect and at the rear the impressive main bedroom which boasts an en-suite shower room which echoes the presentation found throughout.



Gardens and Grounds

The front of the property is accessed via the footpath on Broad Street where the front door opens to the entrance hall. To the side vehicular access leads to the rear where a shared area provides covered off road parking in the carport. At the rear of the house we find an attractive courtyard garden which opens from the kitchen dining room. The courtyard is cobbled with chelsea set paviors providing a good seating area whilst attractive raised flower beds are framed with contrasting timber sleepers.

Location

This superb family home is located footsteps from the town centre 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). 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, electricity and drainage connected.

EPC Rating: Exempt

Local Authority

East Suffolk Council

Tax Band: D

Postcode: NR35 1EE

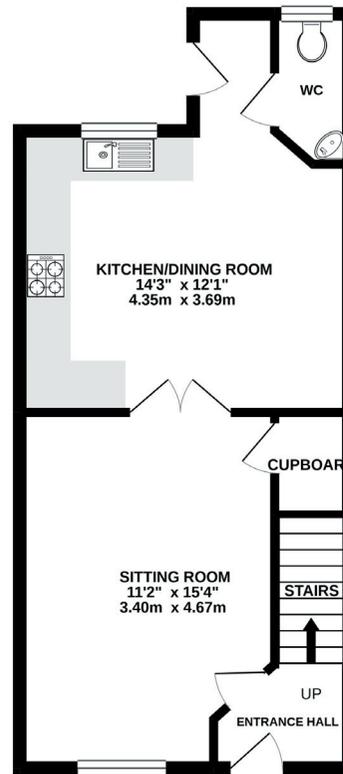
Agents Note

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.

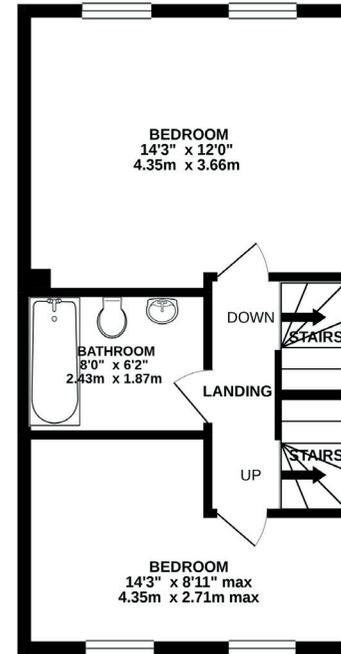
Tenure

Vacant possession of the freehold will be given on completion.

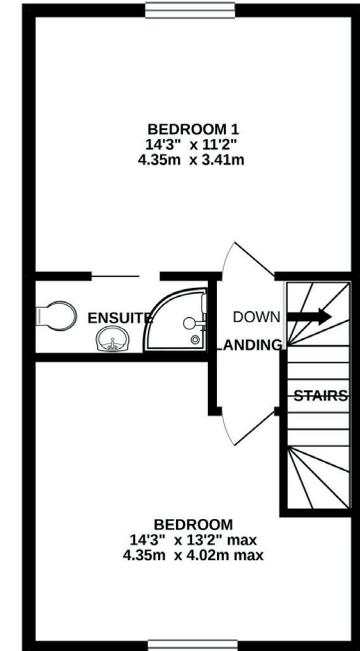
GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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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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

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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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