

7 Bungay Road
Halesworth
IP19 8HW



7 Bungay Road

Guide Price £240,000

The very generous cottage close to the station...

7 Bungay Road in Halesworth presents a charming and well-crafted family home with several alluring attributes. This delightful cottage sits raised and slightly set back from the road, creating a unique and inviting presence. Passing through the front door, you step into a useful porch perfect for storage, leading to an immaculate living room with a stunning bay window and an inset wood burner—a truly enchanting setting for intimate winter evenings. Continuing through the ground floor, you encounter a generous dining room, an ideal space for entertaining, complemented by a convenient storage cupboard under the stairs. Additionally, a spacious conservatory, finished with neutral decor and high gloss tiles with electric underfloor heating, not only presents a captivating space for both summer relaxation and wintertime cosiness but also serves as a versatile home office, cleverly maximizing every inch of this wonderful family dwelling. The lovely kitchen, with its rear garden view and abundance of base and wall units, seamlessly connects to the dining room. Furthermore, a bright utility room, currently accommodating essential appliances and extra storage, offers an added layer of convenience. Ascending the stairs, you discover tastefully appointed bedrooms, each with its own distinct charm. Bedroom one, occupying a spacious layout and gazing out towards the front aspect, features an appealing cast iron fireplace and a cupboard over the stairs for additional storage. Bedroom two at the rear, completes the second-floor plan, alongside the striking family bathroom, a tranquil retreat showcasing a comforting bath, a double walk-in shower, and a tastefully arranged WC and basin area, all designed to provide space and relaxation.

When it comes to the exterior, the property's front entrance, accessed via steps from the road, offers a welcome sight with a lush bed of mature plants and shrubs. The rear garden, accessible from the conservatory, utility room, and along the side of the property, presents a secluded and picturesque setting. A patio seating area, adjacent to the conservatory, provides an inviting space to bask in the sunlight, while the elevated garden encompasses flower beds, a greenhouse, a shed, and a purpose-built summer house/loodge, offering the potential for various uses such as a self-contained annexe, a party room, or a tranquil home office space.

Positioned within the scenic town of Halesworth, this property enjoys close proximity to a diverse range of amenities, including independent shops, a primary school, public houses, restaurants, a doctor's surgery, and a supermarket. Halesworth is also home to 'The Cut', an arts centre serving as a vibrant hub for the community. Additionally, the town's train station, situated just a brief walk away, provides convenient access to Lowestoft, Ipswich, London Liverpool Street, and Norwich. Moreover, the stunning Suffolk coastline, boasting the beautiful beaches of Southwold and Walberswick, is easily reachable within a 20-minute drive, offering an array of leisure and recreational opportunities.

Agents notes...

A pre-recorded walkaround tour is available for this property. Council Tax Band B

We have been advised that the summer house/loodge has not been signed off with building regulations. We have also been advised that the plumbing, wood burner and electrics have been fitted by professional tradesmen but we have not seen any documents confirming this.

Local Authority

East Suffolk

Council Tax Band B

EPC Rating D

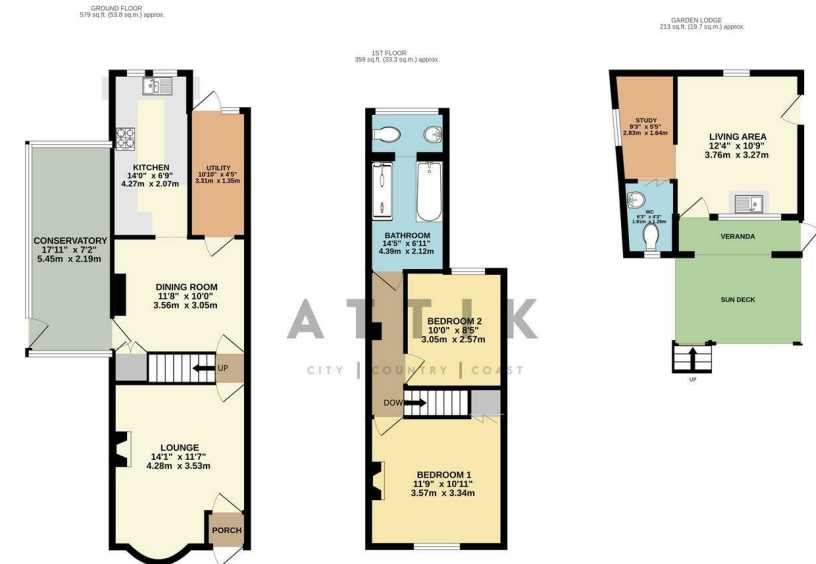


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TOTAL FLOOR AREA: 1151 sq ft (106.8 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance 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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