



Hillside Court,
Bungay, Suffolk.



**MUSKER
McINTYRE**
ESTATE AGENTS

Beccles - 6.2 miles
Halesworth - 8.9 miles
Norwich - 15.7 miles
Southwold 16.8 miles

An exciting opportunity to purchase this attractive, versatile Three Double Bedroom home situated on a sought after cul-de-sac, footsteps from the doctors, supermarket and Norwich bus service whilst also being only short walk to the Town Centre and the beautiful green spaces lining the River Waveney. The property boasts well proportioned rooms and a versatile layout offering a 22. ft Sitting/Dining Room, generous Kitchen and separate Utility Room, a ground floor double Bedroom/Study and Shower Room opposite. On the first floor two double Bedrooms and Bathroom feature. Outside the garage and parking are set to the frontage which leads us to an attractive walled courtyard garden.



Property

Entering the property via the front door the feeling of space and light that flows throughout is instantly apparent. Doors open to all of the ground floor rooms whilst a timber staircase rises to the first floor. Stepping to the right we enter the impressive sitting/dining room, this delightful dual aspect room is filled with natural light which enhances the feeling of space whilst a brick fire place provides a cosy focal point to this impressive room. Crossing the hall we find the kitchen set to the opposite side of the property. A range of light coloured units are set against contrasting timber effect work surfaces with tiled splashbacks. A fitted oven and hob feature whilst the double sink is set below a window looking to the rear aspect. A door from here opens to the utility room, a practical space, which in-turn leads us back outside. Back in the hall we find a generous room set to the front of the property, this versatile space currently serves as a study but offers, the option to be a ground double floor bedroom, playroom and much more. Opposite we find the ground floor shower room which comprises a shower, w/c and wash basin, In the shower room we find a large storage cupboard which backs on to a closet accessed from the hall. Climbing the stairs our eye is drawn to the large roof window which fills the space with light. On the first floor two generous double rooms are found, the master bedroom enjoys a dual aspect with a built in closet whilst bedroom two looks to the front aspect and boasts a large walk-in-wardrobe. The bathroom completes the accommodation and offers a bath, w/c and wash basin.







Outside

Approaching the property via Hillside Court we are welcomed by a brick weave drive which provides parking whilst giving access to the garage. From here we enter the charming walled garden via double wooden gates, the garden space provides the option for additional parking when needed, whilst the extensive patio area provides a superb courtyard style garden framed with attractive planted borders and beds. Steps lead up to the property where further flower beds provide a terrace style garden. At the head of the steps we find the front door and a path leads us to the side of the property where we access the utility room.

Location

This versatile property is situated at the head of this quiet cul-de-sac, within walking distance to all of the 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). 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

Mains Electricity & Solar Panel Supply.

Mains Water.

Mains Drainage.

Gas Fired Central Heating.

Energy Rating: C

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR35 1JY

Tenure

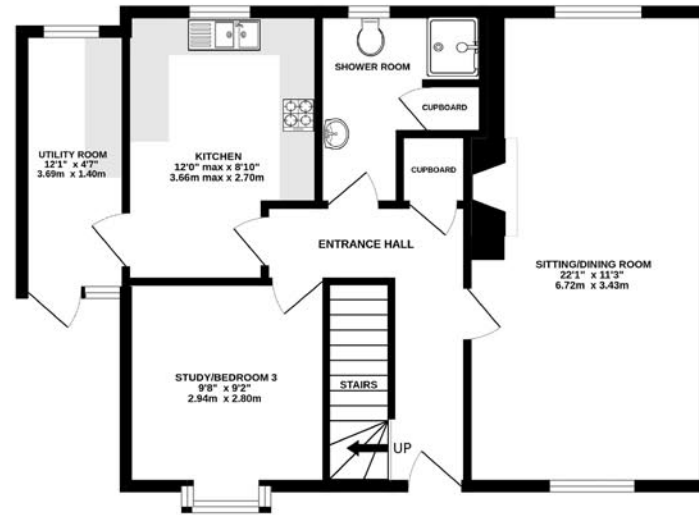
Vacant possession of the freehold will be given upon completion.

Agents' Note

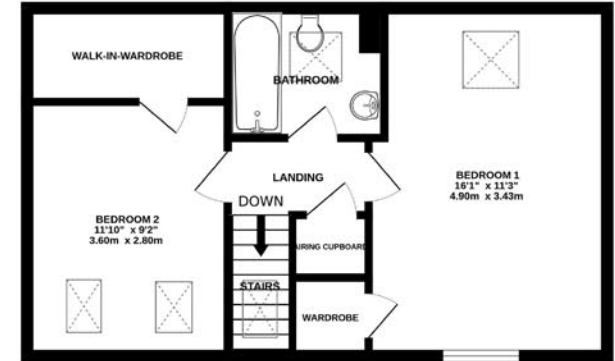
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £275,000

GROUND FLOOR
659 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 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 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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Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205

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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