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*Broad Street,  
Bungay, Suffolk.*

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

Beccles - 5.8 miles  
Norwich - 15 miles  
Southwold - 16 miles

**A superbly positioned and deceptively spacious three double bedroom family home situated within a short walk of the Town Centre, Common & River Waveney. The property is designed around modern family life boasting a large sitting room with wood burner, 22.ft family, kitchen dining room, ground floor cloakroom, modern bathroom and three fantastic double bedrooms. Outside the generous plot provides ample off road parking, garage and a large garden. Viewing is essential to appreciate the space and location this family home has to offer.**



### Property

Entering the property via the front door we are welcomed by the generous entrance hall where the feeling of space and exceptional amount of light found throughout the house is instantly apparent. Stairs rise to the first floor whilst a door opens to the left and we enter the sitting room, the feeling of space in this room is enhanced by a large window that fills the room with natural light whilst a free standing wood burner offers a cosy focal point to the space. Back in the hall we pass the ground floor lavatory before stepping into the impressive kitchen dining room. Having been recently re-fitted the kitchen boasts an extensive range of modern wall and base units set against contrasting solid wooden work surfaces. The sink is set below a window looking onto the garden whilst we find a fitted fridge and space for a range style cooker. A breakfast bar offers informal seating whilst the dining area makes space for a family tables and chairs where take in a view of the garden from the French doors that open to the patio. A door leads to the rear lobby which in-turn opens to outside and we access the garage and separate boiler room. Returning to the hall we climb the stairs to the first landing where again the space is impressive. At the head of the stairs we find the family bathroom fitted with a modern suite comprising a bath with shower and screen over, wash basin set in a contemporary vanity unit and the w/c. A large airing cupboard is found within the room. Stepping over the landing we find the first of our three double bedrooms fitted with a double wardrobe and set to the rear enjoying a view over the gardens. At the front of the house we find a further double bedroom whilst adjacent is the impressive master bedroom again enjoying a fitted wardrobe. This completes the accommodation.







## Outside

Approaching the house from Broad Street we find an extensive shingled drive way providing a generous parking and turning area whilst giving access to the front door and the single garage. A path to the side passes through gated access that leads to the rear lobby entrance and in turn continues to the rear gardens. The rear garden is of excellent proportions and offers space for family play and summer entertaining. French doors open from the kitchen dining room onto a superb raised patio extending the summer entertaining space whilst steps down lead to a large area of lawn which is framed with planted flower beds. At the foot of the garden a second large patio is found. A timber shed and summer house are currently in situ.

## Location

This property is located in a prime position on the Northern edge of the town, within an easy walk of the town centre, the river and the common. 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 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.  
Mains Water.  
Mains Drainage.  
Gas Central heating & Hot Water.  
Energy Rating: D

## Local Authority:

East Suffolk Council  
Tax Band: D  
Postcode: NR35 1EF

## Tenure

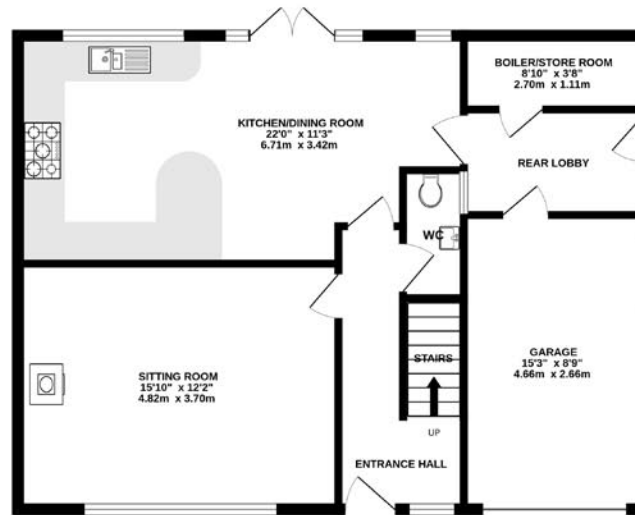
Vacant possession of the freehold will be given upon completion.

## Agents' Note

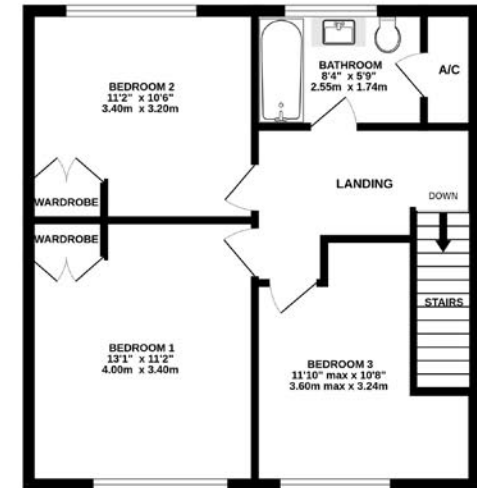
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £375,000**

GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1236 sq.ft. (114.9 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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Offices throughout Norfolk & Suffolk:

Beccles 01502 710180  
Diss 01379 644822  
Norwich 01603 859343  
Harleston 01379 882535  
Loddon 01508 521110  
Halesworth 01986 888205



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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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