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*Webster Street,*  
Bungay, Suffolk.

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**MUSKER  
McINTYRE**  
ESTATE AGENTS

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

**An exceptional opportunity to purchase this charming Victorian Town Centre Cottage enjoying a large rear garden and the added benefit of a garage. The property has undergone a sympathetic refurbishment and offers the perfect balance of character coupled with the convenience of modern living. Outside the south facing garden and garage further compliment the property. Inspection by viewing is essential to appreciate the internal and external space coupled with the location on offer. The property is offered with no onward chain.**



### Property

Pushing open the front door of this charming Victorian Cottage we step into the Sitting Room, a generous room which boasts a most attractive cast iron fire place set within an ornate mantel piece. Timber effect tiled flooring further complements the room and enjoys underfloor heating as does the entire ground floor space. A large window to the front fills the space with natural light whilst we push open the door to our Dining Room. The Dining Room offers a second generous reception room which again boasts a charming fire and surround providing a focal point to the room. A door opens to the stairs leading to the first floor land whilst below we find a generous storage cupboard/pantry. The timber effect tiled floor continues in this room and reflects the light that floods in through the french doors which open to our patio area. The Kitchen flows open plan from the Dining Room and has been finished with a hand made range of units which complement the sympathetic restoration that has been achieved. Solid wooden work surfaces contrast against the cupboards and provides the perfect home for our butler sink. Space and provision is made for our washing machine whilst an eight burner bellington style stove is in place. A doorway is open to the pantry which offers the ideal spot for our fridge freezer. back in the Dining Room we climb the stairs to the first floor landing. At the front of the property we find our impressive Master Bedroom. A window over looks the front aspect whilst stripped and stained floorboards complement the space. A triple built in wardrobe provides an excellent storage solution to the room. Stepping along the landing we pass the second Bedroom where a window over looking the rear garden reflects light off the painted floorboards. Completing the accommodation is the impressive Bathroom. This generous space echos the standard of finish through the cottage. A contemporary white suite offers a pedestal wash basin, low level w/c and bath with shower and and screen fixed over.







## Outside

The property enjoys an end of terrace position with a small walled front garden that gives gated access to a path which leads to our front door. A further path leads to the side of the house and provides pedestrian access to the rear gardens. The rear garden is of a fantastic size and has been landscaped to offer an attractive low maintenance area ideal to enjoy the southerly aspect of this outside space. From the Dining Room french doors open to the gravelled courtyard area which looks onto the garden, (A right of way exists for number 28 to access with their bins). A path dissects the lawns and leads us to an exceptional stone patio which catches the sun throughout the day. At the head of the garden we find the timber garage and separate wood store and shed. The garage is accessed via a right of way over clays staff car park.

## Location

This property is set in the heart of the market town of Bungay offering excellent access to the common and surrounding open green space and walks. 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 distant. 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.  
Mains Gas  
Energy Rating: F

### Local Authority:

East Suffolk Council  
Tax Band: A  
Postcode: NR35 1DX

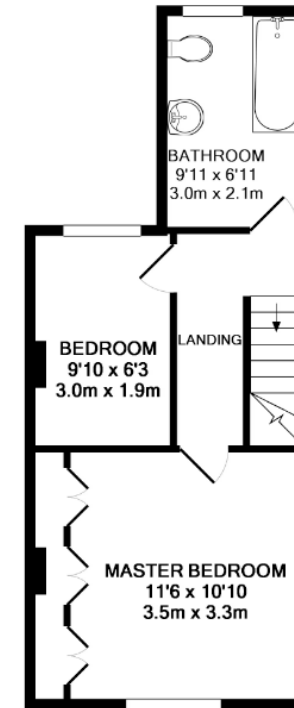
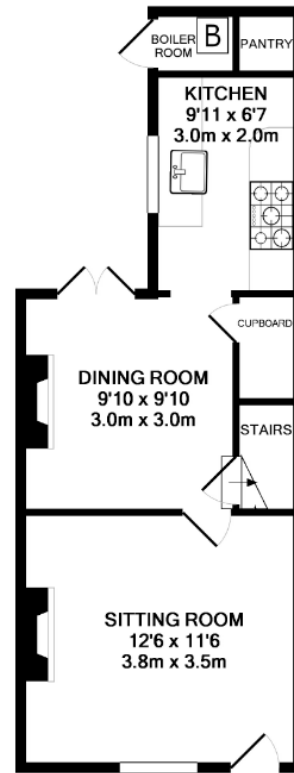
### Tenure

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: £245,000**



TOTAL APPROX. FLOOR AREA 679 SQ.FT. (63.1 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

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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