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Orchids Close,
Bungay, Suffolk.

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MUSKER
McINTYRE
ESTATE AGENTS

Halesworth - 8.6 miles
Beccles - 6.2 miles
Norwich - 16.6 miles
Southwold - 16.8 miles

A superb opportunity to purchase this immaculate detached family home ideally situated for the towns amenities, schools and open countryside that surrounds the south side of Bungay. The property has been owned by the current vendors from new and in more recent years has undergone an architect designed remodelling and refurbishment which now provides a stunning, vast open plan ground floor living, dining and kitchen area focusing on modern family life and entertaining alike. Formally four bedrooms the master has been linked to bedroom four to provide a dressing room but could easily be returned if needed. The property enjoys one of the largest plots on the close. To the front we find an attractive garden, off road parking for four vehicles and a garage, at the rear the spacious garden leads from the large conservatory and echoes the standard found throughout. Viewing is essential to fully appreciate the space and standard on offer.



Property

Entering the property via the front door we are welcomed by the entrance porch which provides the perfect space for coats and boots after enjoying one of the many green walks that surround the house, a door opens to the entrance hall where the standard that flows throughout this exceptional home is instantly apparent! Modern wooden effect flooring lines the space and continues throughout the entire ground floor of the main house further adding to the continuity and feeling of space on offer. On our left we find the large ground floor cloakroom which has been re-fitted boasting a superb finish whilst our stairs rise from the hall to the first floor. Stepping from the hall we enter the stunning open plan kitchen, dining and living space which has been designed to provide the ultimate family living and entertaining space. The kitchen itself has been re-fitted with a bespoke range of units which provide a clean modern finish and incorporate all of the appliances. A fitted Indesit oven and microwave are set adjacent to the induction hob whilst a ceramic sink is set below one of two windows that fill the space with natural light. A shelved pantry offers superb bulk storage whilst a large island, breakfast bar provides additional storage below and the perfect informal dining spot. From here the room flows through the spacious dining area where patio doors open to the conservatory which further adds to the space when needed. The dining area seamlessly opens to the living room where a large window enjoys the elevated view to the front aspect. A feature fire offers a cosy focal point to the sitting area perfect for those winter evenings. At the rear, the vast conservatory spans the entire rear of the house, patio doors from the dining area and a door from the kitchen lead in. The conservatory is full height glass and offers both great summer entertaining and the perfect spot to enjoy the garden throughout the winter months, French doors open to the patio and two further doors are set to either side. Climbing the stairs to the first floor we find the single bedroom at the head of the stairs. To our left the guest bedroom offers a superb double room which benefits from a dual aspect and fitted cupboard over the stairs. Adjacent we find the shower room which again echoes the superb standard of finish that flows through the house. This room is fully tiled and enjoys a double width walk in power shower, ceramic wash basin and w/c. An airing cupboard offers further storage ideal for the linen. Completing the accommodation we find the master bedroom, formally two rooms, bedroom four has become the dressing room turning this into an exceptional master suite that enjoys the open countryside view to the rear and an elevated vantage point of the town to the front.







Outside

Approaching the property from this quiet cul-de-sac we find the driveway providing off road parking for up to four vehicles and leading to the detached single garage. A path leads us to the front door and gated access leads to the rear. The attractive front garden is laid to lawn enjoying low lying flower beds to the front of the house. At the rear we access the garden from the side access gate whilst from the house the conservatory opens from three doors all of which lead onto the generous patio. Echoing the exacting standards inside the property this delightful space offers an extension to the home with entertaining at the forefront of the design. The lawn leads from the patio and is fully enclosed by timber fencing which is framed with well stocked flower beds filled with colour and scent. On our left, a large deck terrace provides the perfect spot to enjoy the southerly aspect. At the foot of the garden a second deck terrace offers the perfect spot to enjoy the last of the days sun and a feature fire pit allows us to continue to enjoy the space into the evening.

Location

This property is located at the head of this rarely available cul-de-sac, situated on the edge of Bungay providing excellent access to the schools and 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). 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.
New Gas Combination Boiler.
Energy Rating:D

Local Authority:

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

Tenure

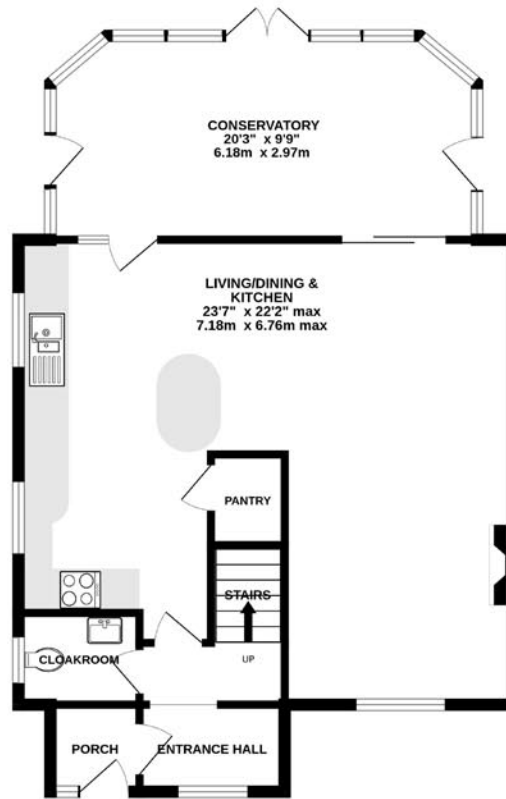
Vacant possession of the freehold will be given upon completion.

Agents' Note

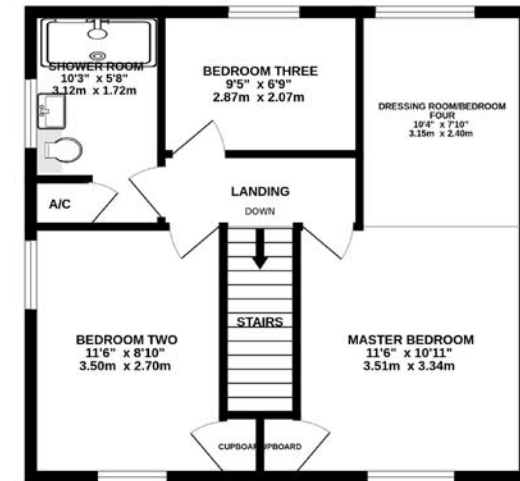
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £350,000

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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

www.muskermcintyre.co.uk

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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.