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*Beccles Road,  
Bungay, Suffolk.*

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**MUSKER  
McINTYRE**  
ESTATE AGENTS

Beccles - 6.2 miles  
Halesworth - 8.9 miles  
Norwich - 15.7 miles  
Southwold - 16.2 miles

**A most desirable bay fronted, semi-detached family home. The property has been extended and improved to offer generous family accommodation with the added benefit of permission to further extend should a new owner wish. Internally three generous bedrooms and bathroom lead off the landing, whilst downstairs the stunning entrance hall leads to the sitting room. At the rear we pass the cloakroom and step into the kitchen which in turn opens to the impressive lounge/dining room. Outside we find generous front and rear gardens coupled with ample off road parking and a garage. Prompt viewing is highly recommended.**



### Property

Entering the property via the front door we are welcomed via the generous entrance hall where the feeling of space and light found throughout is instantly apparent. Stunning tiles line the floor and the original staircase fill this space with the original character of the home. Two large windows at the foot and head on the stairway fill the space with light. To our right we step into the sitting room where our eye is immediately drawn to the bay window over looking the front gardens. An open fireplace provides a delightful focal point to the room and houses the recently fitted wood burner whilst exposed timber floors further enhance the character of the room. Stepping back through the hall we pass the cloakroom before entering the kitchen. The kitchen has been extended and fitted with attractive range of wall and base units set under timber effect work surfaces. A ceramic sink sits below the window over looking the rear gardens and a door opens to the side of the property. Tiled flooring complements the room and doorway flows open plan to the stunning family lounge/dining room. Approaching 25.ft this room has been designed around family life and entertaining alike, French doors open to the garden ideal throughout the summer months. Timber effect flooring provides a practical & attractive finish to the space. Back in the hall we climb the stairs to the first floor where we find the bright landing. To the front of the house we find the generous single bedroom and the bay fronted master bedroom, the master room benefits from twin fitted wardrobes. To the rear a second impressive double bedroom over looks the stunning rear gardens. Completing the accommodation is the large family bathroom. The bathroom is fitted with a modern white suite that comprises a bath, w/c, wash basin and double width shower cubicle.







### **Outside**

Passing the fence and hedge front boundary we approach the house via the extensive driveway which provides ample off road parking and turning space and leads to the car port and single brick garage to the rear. The front garden is laid to lawn with a range of planted flowers and shrubs that bring colour and scent to the frontage whilst a delightful wisteria frames the windows on the house. The drive leads us to the front door whilst gated access leads through the car port to the single garage and rear gardens. A door from the kitchen opens to the car port whilst from the family lounge dining room French doors open to the newly laid patio area which in turn opens to the generous lawned gardens. The garden is framed with raised and low lying beds packed with perennial flowers. At the foot of the space further hard standing gives home to a large timber shed and greenhouse.

### **Location**

This superb property is located within walking distance to the town centre of Bungay and the open green space that surrounds the River Waveney. 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. An hourly bus service takes us to the Cathedral City of Norwich which 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.

Mains Water. Mains Drainage.

Gas Central Heating & Hot Water System.

Energy Rating: D

## Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR35 1RR

## Tenure

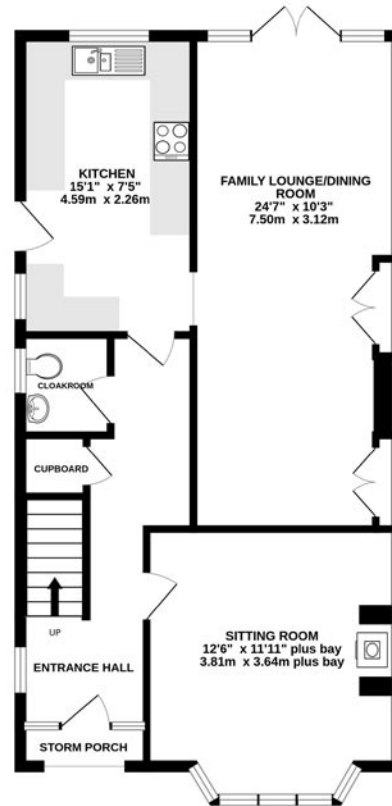
Vacant possession of the freehold will be given upon completion.

## Agents' Note

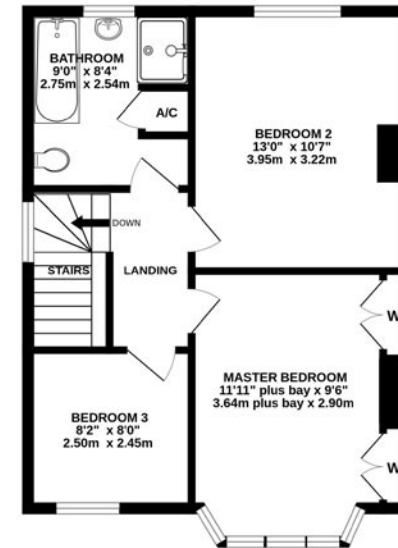
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £350,000**

GROUND FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.1 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

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.