



Manor Road,
Bungay, Suffolk.



**MUSKER
McINTYRE**
ESTATE AGENTS

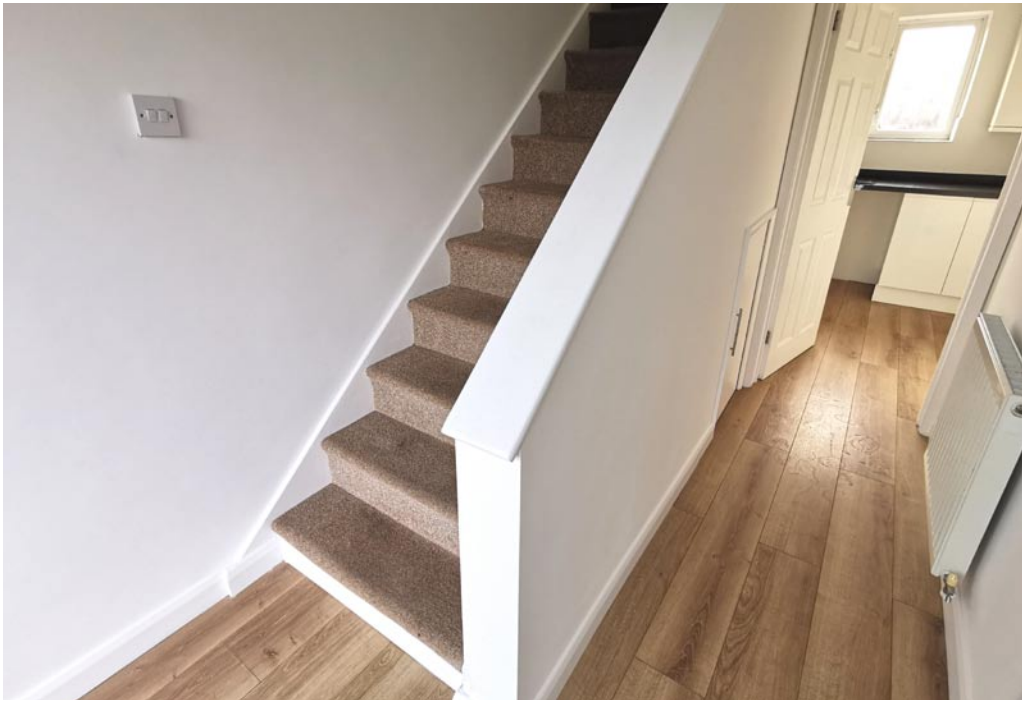
Beccles - 6.2 miles
Halesworth - 8.6 miles
Norwich - 15.6 miles
Southwold & The Coast - 16.2 miles

A exciting opportunity to purchase this fully re-decorated Three Double Bedroom family home. The property has undergone a full re-decoration and now offers generous contemporary family living boasting two reception rooms, modern kitchen and three double bedrooms. Outside a large front and rear garden complement the property. Offered with no onward, inspection by viewing is essential to appreciate the space and standard on offer.



Property

Stepping through the front door we are welcomed by the generous Entrance Hall where the feeling of space and exceptional standard that continues through the property is instantly apparent. Oak effect flooring complements the space and continues unbroken throughout the ground floor of the property, stairs rise to the first floor whilst doors lead us to the Living Room and Kitchen. The Living Room offers a superb family/entertaining space at over 18ft, a window to the front aspect overlooks the private front garden whilst french doors that open to the south facing timber deck terrace fill the room with natural light. The Kitchen can be accessed from both the Hallway and the Living Room and provides an ultra modern space, a range of white wall and base units are set under contrasting work granite effect surfaces, an integrated oven sits below the hob and hidden extractor whilst a modern composite sink is set below the window which enjoys a view of the garden. A door leads to outside whilst an arch flows open-plan to the Dining Room where again we enjoy a view over the front gardens. Back in the Hall we climb the stairs to the first floor landing where doors lead to all of the upstairs rooms. The Master Bedroom offers an exceptional space which enjoys a built in storage area and enjoys a view to the front aspect. The two further Double Bedrooms again benefit from storage incorporated and offer ample space for all of the required furnishings. Back on the landing we pass the airing cupboard housing the newly fitted gas boiler before stepping into the Bathroom where a modern white suite offers a bath with shower over and sink set in a vanity unit. Completing the accommodation we find the separate lavatory.







Outside

To the front of the property an iron gate opens from the footpath to the generous front garden, the garden mainly laid to lawn with a path that leads us to the front door, low lying planted flower beds frame the boundaries set inside an established hedgerow. A path leads to the side of the house providing gated access to our rear garden. The rear garden offers an exceptional space which enjoys a southerly aspect. French doors open from the living room to the timber deck terrace, whilst a door from the kitchen opens to the same providing a vast space for entertaining and enjoying the southerly aspect, a step leads to the garden where a path divides the generous lawn and leads us to the side gate and timber shed. The garden is fully enclosed by timber fencing.

Location

This property is located a short walk from the town centre of Bungay. 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 System.
Energy Rating: C

Local Authority:

East Suffolk Council
Tax Band: B
Postcode: NR35 1RU

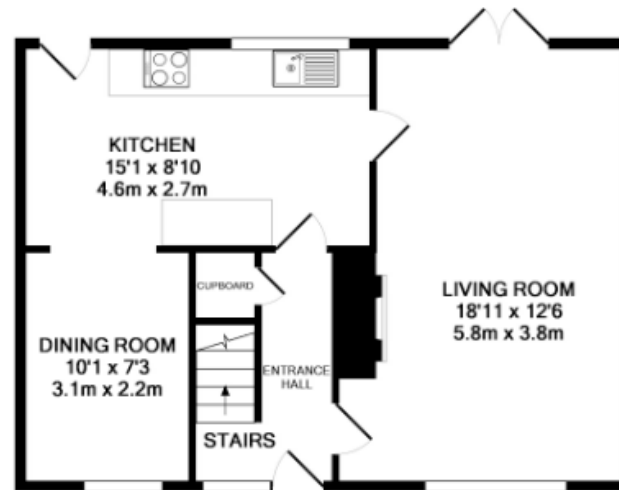
Tenure

Vacant possession of the freehold will be given upon completion.

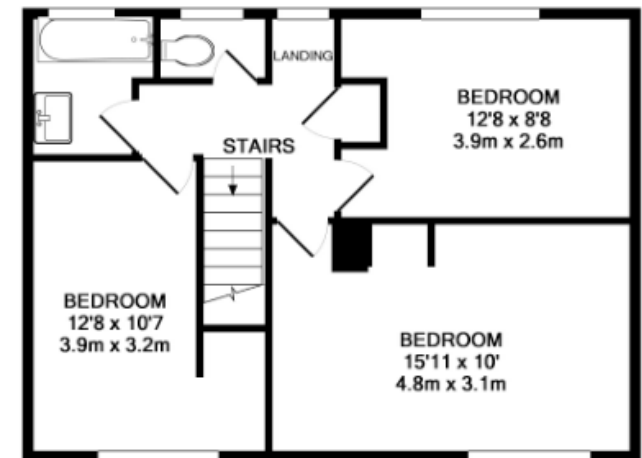
Agents' Note

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: £199,950



GROUND FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 971 SQ.FT. (90.2 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 |

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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