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Topcroft Street,
Topcroft, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

An excellent opportunity to purchase this attractive, deceptively spacious detached bungalow situated enjoying field views from the 0.4 Acre (stms) plot. The property boasts versatile accommodation with a design that compliments modern living with a generous entrance hall, sitting room, snug/bedroom 3, kitchen, generous dining/family room, two/three generous double bedrooms, bathroom and en-suite w/c to the second bedroom. Outside the extensive plot is framed with mature trees and shrubs and offers a patio and generous lawned gardens to both the front and rear, whilst an extensive driveway leads to the detached garage.

Accommodation comprises briefly:

- Entrance Hall • Sitting Room
- Snug/Bedroom Three • Dining Room
- Kitchen • Master Bedroom & Shower
- Guest Bedroom & En-Suite W/C
- Attractive Gardens
- Garage & Ample Parking

Property

Stepping through the front door of this delightful home the character so rarely found in a bungalow and feeling of space are instantly apparent. The entrance hall leads to all of the main accommodation the first of which is the sitting room set to the right of the hall. This exceptional room spans over 18.ft providing the perfect space for family living and entertaining alike, a window looks to the frontage whilst French doors open to the garden ideal when summer entertaining. A feature fire place commands a cosy focal point to the room. Stepping along the hall we find our two double bedrooms. The first, set to the front offers an exceptional master bedroom space which enjoys a dressing area with fitted wardrobes. A shower serves the bedroom via a door off the hall. Adjacent the guest bedroom boasts an en-suite w/c and fitted wardrobes leaving ample space for a double bed. Back in the hall we head towards the 'hub of the home' where we find our snug/bedroom three, kitchen and dining room, all enjoying a view of the rear gardens and open fields beyond. This is where our vendors enjoy most of their time. The snug offers a substantial reception room or third bedroom with French doors opening to the patio. A cast iron fire is set to the fireplace creating the perfect cosy evening space. Back in the hall the recently re-fitted bathroom boasts a bath with shower over, wash basin and w/c set to a modern vanity unit. The hall continues to the kitchen where our eye is instantly drawn to the parquet flooring. A range of units line the walls and we find a fitted oven, hob and extractor whilst the sink is set below a window enjoying the delightful views. The kitchen flows into the dining/family room perfect when entertaining. This generous room boasts French doors opening to both the front and rear aspect allowing us to enjoy all of the garden views. This completes the accommodation.





Outside

The property is approached from 'Topcroft Street' via a generous driveway which wraps around the extensive front lawns providing an exceptional parking and turning area to the front of the bungalow. The driveway continues across the front of the property giving access to the detached garage. The driveway leads us to the front door of the property whilst gated access opens to the rear garden. At the front the generous plot enjoys privacy from the road and offers a deceptive space which is laid to lawn and framed with mature trees and shrubs. At the rear the plot really comes into its own, a large area of patio spans across the rear of the bungalow offering the perfect spot to enjoy the southerly aspect and entertain in the summer months. The patio opens to the extensive lawns where again we find a variety of established trees and shrubs framing the open field views to the rear. A timber summer house is set to the rear boundary whilst at the rear of the garage we find a workshop/garden store space. The entire plot extends to 0.4 Acre (stms).

Location

This superb bungalow is located in the much sought after village of Topcroft situated 2.5 miles from Woodton Village which provides a primary school, public house/resturaunt, church and active community. The Cathedral City of Norwich lies approximately 13 miles to the north with a mainline rail service to London Liverpool Street (approx 1hr 54 mins) and an expanding airport on the north side of the city with international flights. Southwold and the unspoilt Suffolk coastline is within an easy driving distance, whilst the market town of Bungay is set just 5 miles south, providing a range of shops, restaurants and river access.

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 water and electricity. Oil fired central heating. Private Drainage.

Energy Rating: E

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR35 2BL

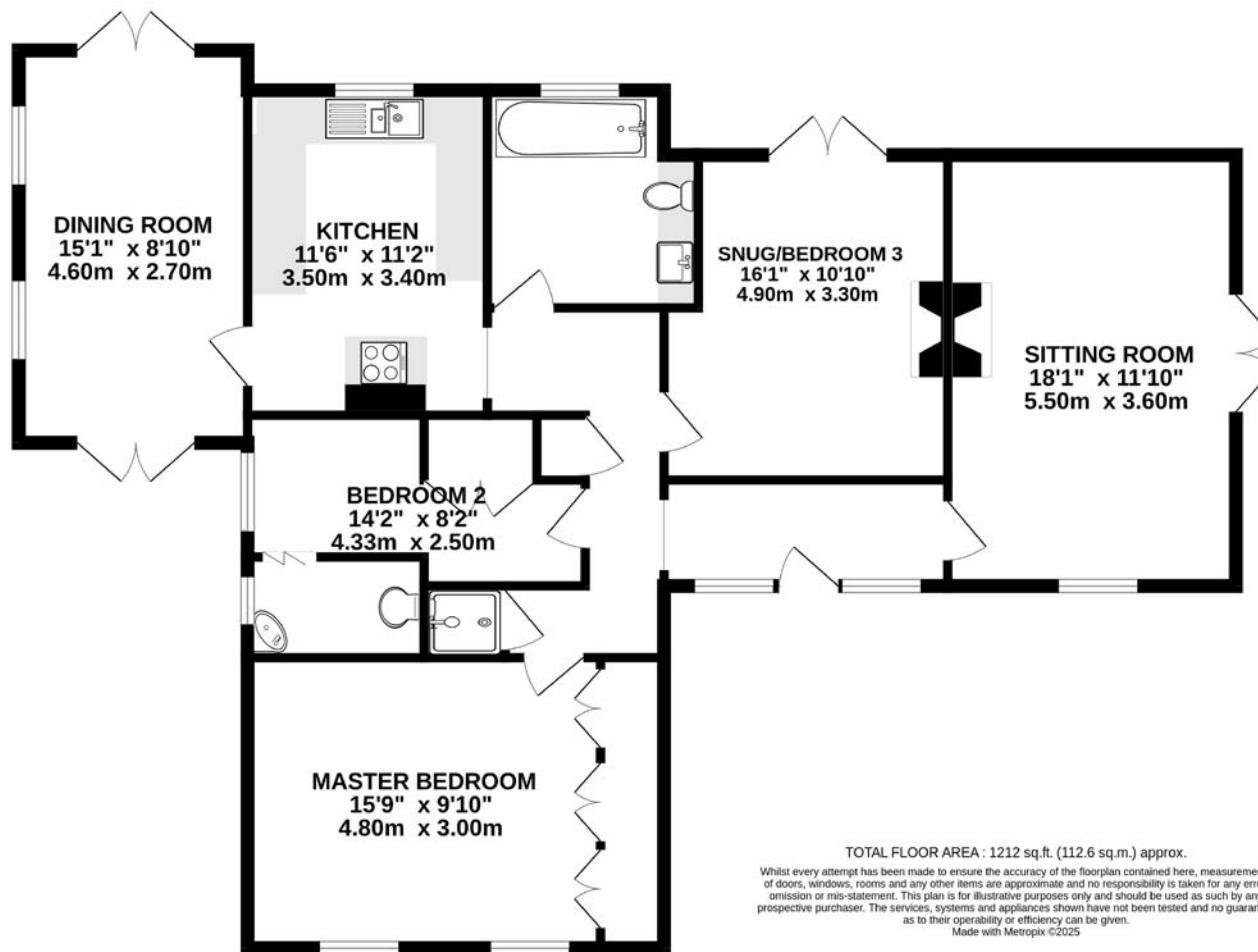
Tenure

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: £475,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

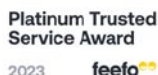
Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

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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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