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*Church Road*  
Flixton, Suffolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



Superbly situated and presented to an exceptional standard we are delighted to offer this spacious, detached bungalow in the popular village of Flixton. Sitting within a generous plot extending to a third of an acre (stms), the property has undergone a delightful refurbishment by the current owners. Viewing is essential to appreciate the space and standard on offer.

**Accommodation comprises briefly:**

- Entrance Hall • Sitting Room • Bathroom
- Dining Room; Open Plan to; • Kitchen/Breakfast Room
- Master Bedroom • Two Further Generous Bedrooms
- Separate W/C • Two Attic Rooms
- Oversized Garage/Workshop & Superb Parking
- Delightful Established Rear Gardens

**Property**

Stepping under the storm porch as we approach the front door we pass a stained glass porthole window before entering the property where the generous hallway welcomes us into the home. The feeling of space and impressive amounts of natural light that flow throughout the bungalow are instantly apparent. To our right the hall extends to the first two bedrooms which are set to the front, enjoying the elevated view onto Church Road. Both rooms boast fitted wardrobes and offer a generous single and excellent double bedroom space. At the rear we pass a handy storage cupboard before stepping into the sitting room. This fantastic room echoes the scale of the property and enjoys the views over the rear garden. A wood burning stove offers a cosy focal point to this spacious sitting room. Stepping back through the hall we pass the stairs rising to the attic rooms and find the generous master bedroom which looks onto the front gardens. Adjacent the re-fitted bathroom boasts a modern white suite offering a shower and separate bath, w/c and vanity unit basin set against attractive tiled walls and flooring. From here we step to the rear of the property where the bungalow really comes into its own. A door opens to the exceptional kitchen/dining/family room which offer the 'wow factor' both in its space and finish. Having been extended, this now versatile room enjoys a recently refitted kitchen and the perfect space for family living and entertaining alike. The formal dining area enjoys a window view onto the gardens and flows open plan to the 23.ft kitchen/breakfast room. Modern units line the walls where we find a fitted double oven, hob and fridge/freezer whilst a central island houses our washing appliances and offers a superb preparation area as well as space for informal dining. Windows to both sides fill the room with natural light whilst French doors lead us out to the garden, perfect to enjoy the south westerly aspect at the rear. Internally a door opens to the cloakroom where a w/c and hand basin are fitted and the recently replaced oil central heating boiler is found. On the first floor the property boasts two attic rooms which lead off the landing. Currently serving as a guest bedroom and study these two rooms offer superb versatility subject to the correct permissions. A range of access points lead to the loft and eaves storage. This completes the accommodation.















## Outside

Approaching Edgewood from Church Road we are welcomed by the extensive driveway which provides an ample parking and turning area whilst giving access to the side of the property where the drive leads via double gates to the over sized garage/workshop. The front garden is laid to lawn which is framed by the flint terrace frontage to this elevated plot where a range perennial flowers and seasonal bulbs bring colour to the space. At the rear the garden is a delight, positioned looking onto the open field views. A generous patio leads from the French doors in the exceptional kitchen /breakfast room, this provides the perfect spot to enjoy the south/westerly aspect of the garden and opens to the lawns and the further parking area in front of the garage. The lawns are framed with an array of planted and raised beds that fill the space with colour and scent whilst a kitchen garden and greenhouse offers a haven for the green fingered. At the foot of the garden we take in the open field views. The garage/workshop offers space to work or play and at the rear we find a large open sided log store.

## Location

This delightful detached bungalow sits within the attractive village of Flixton which has a Public House along with The Norfolk & Suffolk Aviation Museum. Flixton is located between the market towns of Harleston and Bungay. The market town of Harleston provides all schools, nurseries, shops, Post Office, churches, doctor's surgery, dentist, restaurants and pubs. 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 40 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 14 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 & Water & Drainage.  
Oil Fired Central Heating.

Energy Rating: F (since upgraded boiler & windows)

## Local Authority:

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

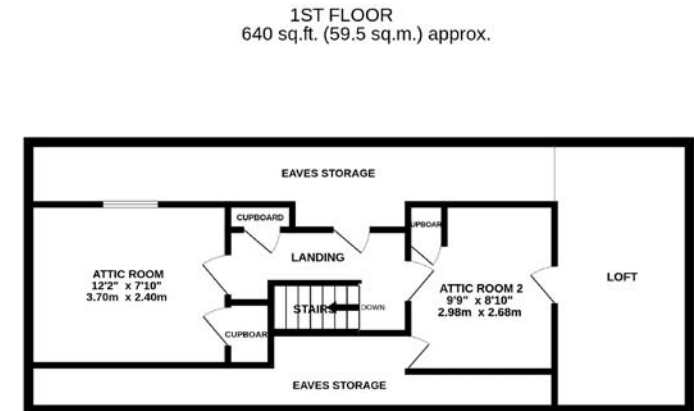
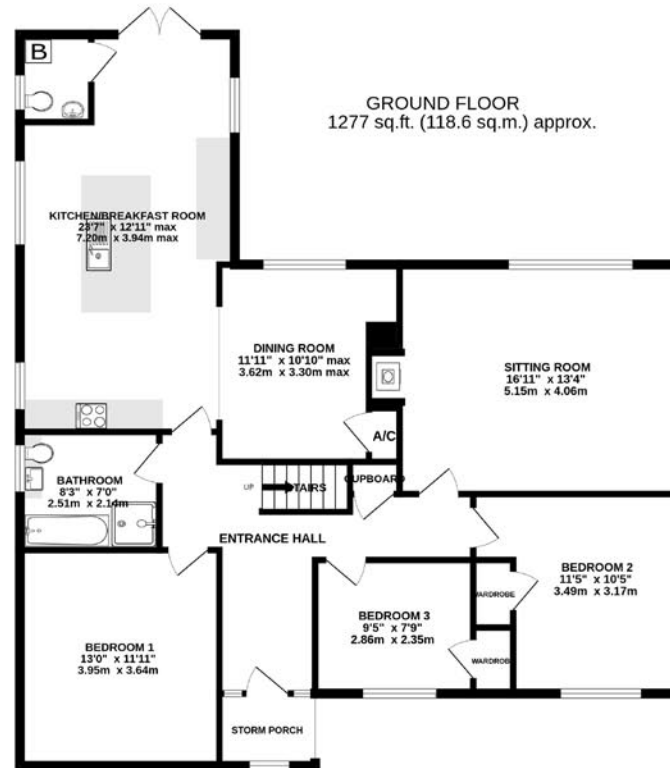
## Tenure

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: £435,000**



TOTAL FLOOR AREA : 1917 sq.ft. (178.1 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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Offices throughout Norfolk & Suffolk:

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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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