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*Staithe Road,*  
Bungay, Suffolk.

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



Beccles - 5.5 miles  
Halesworth - 8.8 miles  
Norwich - 15.5 miles  
Southwold - 16.8 miles

Located just moments from the town centre whilst footsteps from the banks of the River Waveney is this charming, deceptively spacious, Edwardian mid terrace cottage. The property is presented to a simply impeccable standard throughout, with such attention to detail rarely seen. The open plan living/dining space leads seamlessly to the kitchen and utility with a ground floor cloakroom featuring. On the first floor two double bedrooms and a bathroom complete the accommodation. Outside we find a delightful front garden and courtyard at the rear whilst steps lead up to an extensive terrace garden. Viewing is a must!



### Property

No 26 is an attractive Edwardian mid-terrace house elevated from the road. Steps lead up to the front garden and porch. Entering the property via the porch we are welcomed into a colourful 23ft, open plan sitting/dining space with wooden floor and LED downlighters, wood burning stove and bespoke shutters to the front windows. Sleek vertical radiators plus Nest smart thermostat remote controlled. A door opens to the staircase, with spacious storage cupboard set below. At the rear of the property is a modern, fully fitted kitchen with dishwasher, oven, microwave, gas hob, extractor, fridge freezer and sink, complemented by solid wood worktops and tiled flooring. The back door opens from the kitchen to the courtyard. Beyond the kitchen is a utility area with floor to ceiling storage, tiled flooring, space for washing machine and dryer, and a separate, contemporary cloakroom with feature hand basin, mirror and cupboards.

On the first floor the landing opens on to two spacious double bedrooms. The larger front bedroom offers a view of trees towards the river and has bespoke shutters. To the rear the second double room, which looks onto the garden, has built in storage, period wrought iron fireplace and retractable attic ladder. The bathroom offers a 'P' shaped bath with two showers over, with screen, w/c and feature hand basin, mirror and cupboards. A large airing cupboard and separate boiler cupboard offers generous storage. Ample metallic finish sockets throughout the property with tv aerial sockets in three rooms. The property is finished to a high standard with attention to detail throughout.













## Outside

The rear courtyard with space for outside dining has a tap and double power socket. This leads to the steps into the south facing terraced garden and shed. The rear alleyway provides easy access to garden and house.

## Location

This charming Edwardian home is situated just footsteps from River Waveney whilst a short walk into the vibrant Market Town of Bungay. Bungay offers an excellent range of 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

Energy Rating: C

### Local Authority:

East Suffolk Council

Tax Band: A

Postcode: NR35 1ET

### Tenure

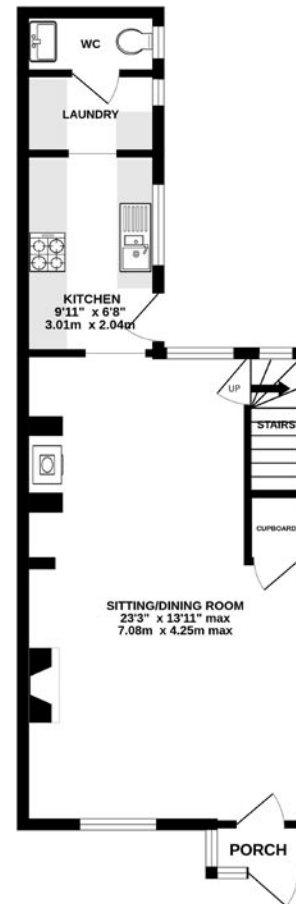
Vacant possession of the freehold will be given upon completion.

### 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: £230,000**

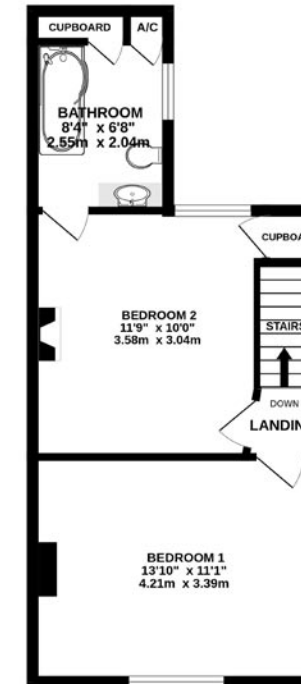
GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.6 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 for 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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1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



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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