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Elizabeth Bonhote Close,
Bungay, Suffolk.

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MUSKER
McINTYRE
ESTATE AGENTS

Beccles - 5.4 miles
Norwich - 16.1 miles
Southwold - 16.8 miles
Diss - 19 miles

A most attractive two double bedroom detached bungalow situated on an exceptional plot at the foot of this quiet cul-de-sac whilst offering easy access to all of the towns amenities. The property boasts an attractive kitchen, open plan, bay fronted sitting and dining room, generous hallway with ample storage, master bedroom with en-suite shower room, second double bedroom and family bathroom. Outside the rear garden is superbly landscaped and boasts a summer house/studio space whilst a detached garage leads off the vast driveway which provides ample parking and turning. The property enjoys the largest of the bungalow plots on this quiet road and must be seen to be appreciated.



Property

Stepping under the storm porch we enter the property via the front door where the feeling of space and exceptional flow of the accommodation is instantly apparent. The spacious entrance hall provides a superb space with a large cupboard providing storage for our coats, boots and other essentials, whilst an airing cupboard also features. Doors lead to all of the rooms. On our left we step into the kitchen, fitted with a modern range of wall and base units set against contrasting work tops and tiled flooring. The kitchen offers a superb amount of working space and storage, the sink is set below a window looking onto the frontage and we find a fitted oven, hob and extractor above, whilst an integral dishwasher features. Space is made for our washing machine and fridge whilst space for a side unit or breakfast bar. Adjacent we find the sitting/dining room, a delightful space for family life and entertaining. Light fills the room from a large bay window at the front and a second side window in the dining area. Approaching 22.ft this room makes no compromise on space. Engineered oak flooring complements the room. Returning to the hall we find the main bathroom fitted with a modern white suite offering a bath with shower and screen above, wash basin and w/c. Attractive tiled walls complement the room and the timber effect flooring continues from the hall. Adjacent to the bathroom the first of the two double bedrooms offers a view of the rear garden. This being the smaller of two benefits from a fitted wardrobe leaving ample space in the room. Completing the main accommodation we find the impressive master bedroom. This generous room again boasts engineered oak flooring and enjoys a door and large window opening to the garden, an ideal spot for a morning coffee. A fitted wardrobe and closet feature whilst a door opens to the en-suite shower room where we find a modern double width shower, wash basin and w/c, again complimented with attractive tiled flooring and walls. The bungalow boasts a generous attic space which is accessed via a pull down ladder. The attic has boarded floors and an array of shelving providing great storage.







Outside

The property is situated on an exceptionally generous corner plot offering an attractive frontage with a vast driveway and turning which is laid to tarmac and offers parking for upward of six vehicles and leads to the detached shingle garage. Garden beds frame the driveway with privet hedges and feature grass' softening the space. A path crosses the shingled frontage which offers space for further parking if ever needed and a gate leads us to the side courtyard area. At the side of the property a path leads to the front door, the side garden is paved and provides a delightful additional seating area. A gate from here opens to the rear garden where the plot really comes into its own. Elevated views to the rear look over the fields towards St. John whilst the garden itself is a delight. Laid to lawn and framed with a variety of raised beds that fill the space with colour and scent whilst established low maintenance shrubs are positioned around the garden. A patio is set to the foot of the space enjoying the sun throughout the day. A timber summer house/studio is connected with power and light and offers a great spot to relax or work from home. A door from the master bedroom opens to the garden space and to the side we find a large storage area laid to shingle.

Location

This property is situated on a popular, quiet cul-de-sac close to Bungay's Town Centre, amenities and schools. Bungay offers a fantastic range of all the necessary amenities and shops, schools, antique shops, cafe's & restaurants, The well regarded Fisher Theatre (now also showing films) and leisure facilities including indoor swimming pool, gym and golf club are just a few of the leisure facilities. Close by we find the supermarket, doctors surgery and bus stop on the hourly Norwich route. 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

Gas Fired central Heating & hot water.
Mains Electricity.
Mains Water. Mains Drainage .
Energy Rating: C

Local Authority:

East Suffolk Council
Tax Band: C
Postcode: NR35 1SF

Tenure

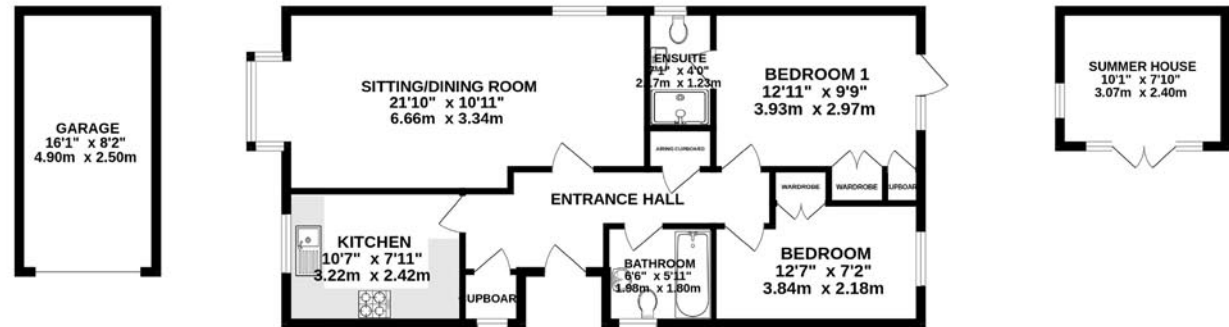
Vacant possession of the freehold will be given upon completion.

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: £290,000

GROUND FLOOR 940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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:

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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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