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Waveney Road,
Bungay, Suffolk.

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**MUSKER
McINTYRE**
ESTATE AGENTS

Halesworth - 8.8 miles
Beccles - 5.4 miles
Norwich - 15.4 miles
Southwold - 17.1 miles

A well presented Detached, Three Bedroom Family Home situated on a popular road with walking distance of the Town's schools, shops and amenities. The property boasts two generous reception rooms which flow open plan, kitchen, hall entrance and cloakroom on the ground floor whilst upstairs we find three generous bedrooms and the bathroom. Outside off road parking, a garage and generous rear garden with superb views compliment this home. Offered with no onward chain, viewing is essential.



Property

Stepping through the front door we are welcomed by the generous entrance hall. The hall provides access to the sitting room and cloakroom whilst passing a large store cupboard the stairs rise to the first floor landing. From the hall we enter the sitting room, an excellent family room that is filled with light by the window that over looks the frontage. From the sitting room the accommodation flows open plan to the dining room where we find a patio door and full height window over looking the rear gardens, the dining room is perfectly situated next to the kitchen perfect for family life and entertaining. Heading into the kitchen we find a range of wall and base units set over practical and attractive tiled flooring. The units incorporate the oven and hob whilst space is made for a washing machine and fridge. A large cupboard recess' under the stairs provides excellent additional storage. the recently replaced combi boiler is wall mounted in the kitchen. A door leads to outside. Heading back through the house to the entrance hall we climb the stairs to the first floor landing. At the head of the landing we find the first of the three bedrooms, although a single room ample space is offered for a bed and the required furnishings. Separated by the airing cupboard we then find the two generous double rooms both of which offer ample space with the back bedroom enjoying a most impressive view. Back on the landing and completing the accommodation we find the bathroom which is fitted with a suite that offers a w/c, sink and bath with shower fitted above.







Outside

The front of the property is approached from Waveney Road and is set to the head of a small cul-de-sac area. To the front a low maintenance garden is paved and offers the ability to park and additional car if needed whilst to the side we find the driveway leading to the garage. A path leads to the front door and continues to the side of the house where a gate opens to the rear. The rear gardens wrap around the house and garage and offer an impressive space enjoying the most unexpected elevated view over the valley. At the rear of the house a patio leads from the dining room whilst to one side we find further hard standing and a fully insulated shed/man cave which is connected with power and light. From the patio we step onto the lawn which leads to a further seating area at the foot of the garden.

Location

This property is close to 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.

Recently Re-Fitted Central Heating & Hot Water Combi System.

Energy Rating: D

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR35 1LJ

Tenure

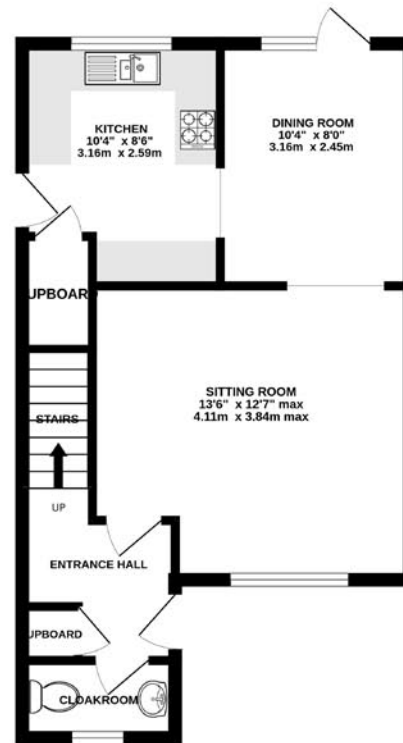
Vacant possession of the freehold will be given upon completion.

Agents' Note

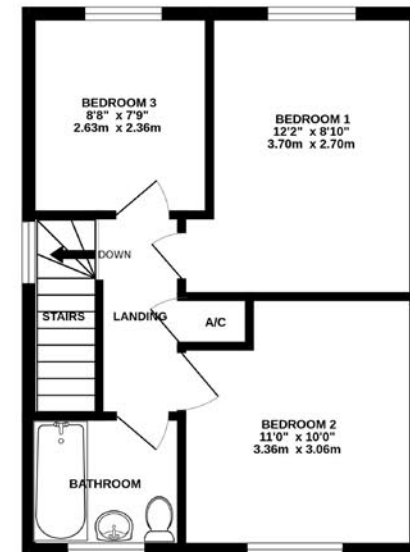
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £265,000

GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 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.
Made with Metrocx 62025

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Harleston 01379 882535
Loddon 01508 521110
Halesworth 01986 888205

www.muskermcintyre.co.uk

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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