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St. Johns Road,
Bungay, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

An exciting opportunity to purchase a charming Victorian Suffolk Brick Cottage perfectly located just steps from the bustling Market Town Centre of Bungay. This property has been finished to the highest standard and includes a sitting room, kitchen/dining room, two double bedrooms, and a family bathroom. It also features ample off-road parking and a delightful walled, south-facing garden. Viewing is essential to fully appreciate its location and impeccable standard of finish.

Accommodation comprises briefly:

- Sitting Room
- Kitchen/Dining Room
- Master Bedroom
- Bedroom Two
- Bathroom
- Off Road Parking
- South Facing Rear Garden

Property

Upon entering the cottage through the front door, you'll find yourself in the sitting room. Here, the high standard of finish and charming character that define the entire property are immediately evident. The room is filled with natural light from a window facing the front, which beautifully reflects off the modern timber-effect flooring. A spacious walk-in closet offers excellent storage, and an original latch and brace door leads into the kitchen/dining room. As you enter the kitchen/dining room, you'll pass a second door that opens to the staircase for the first floor. Inside the kitchen, you'll find fitted wall and base units lining the walls, creating a striking contrast with the solid wooden worktops and mosaic tile-effect flooring. The kitchen is equipped with a fitted oven, hob, and extractor, with space and connections ready for your appliances. There is plenty of room for a dining table, and the sink is conveniently placed under a window to the side aspect. A rear window offers a view of the rear garden, and a door opens onto an attractive timber-decked patio area. Climbing the stairs we arrive on the landing which provides access to all the rooms. At the front of the house is the generously sized master bedroom, which features a delightful original fireplace and offers a large cupboard that houses the hot water system. Next to the master bedroom is the second double bedroom, which overlooks the front of the property. Located to the rear, the family bathroom is finished to an exceptional standard, featuring a bath with a shower attachment, complemented by beautifully tiled walls. The sink and toilet are neatly integrated into a fitted vanity unit, and mosaic-effect flooring adds a stylish touch to the room.





Outside

The property is accessed from St. Johns Rd via a drop kerb that leads onto the gravel driveway. As you cross the turning area, you'll find parking conveniently located to the side of the house. There is wiring at the front of the house for an electric car charging point. A low picket fence separates the parking area from the rear garden, with a gate providing access. The rear garden benefits from a south-westerly aspect, ensuring plenty of sunshine throughout the day, and is enclosed by a brick wall that frames the boundaries. The kitchen opens onto a large timber-decked patio, perfect for summer entertaining and relaxation. The remainder of the garden is laid to lawn.

Location

This property is situated footsteps from the heart of the Market Town 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 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

All mains connected. Electric Eco Heating & Hot Water System.

Energy Rating: D

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR35 1DJ

What3Words: ///eclipses.submerged.diplomas

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: £250,000



Floor 0



Floor 1



Approximate total area⁹

55.13 m²

593.42 ft²

Reduced headroom

0.38 m²

4.08 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Diss 01379 644822

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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