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Byways,
Burgh St. Peter, Beccles

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**MUSKER
McINTYRE**
ESTATE AGENTS

Waveney River - 12 minute walk (0.6 miles)
Beccles - 6.3 miles
Norwich - 20.4 miles
Southwold & The Coast - 18.8 miles

A deceptively spacious and excellently presented, detached bungalow, superbly situated in the centre of the semi-rural, Norfolk/Suffolk border village of Burgh St. Peter. Offered with no onward chain this three bedroom property boasts a generous, private plot boasting ample off road parking, wrap around gardens and open views to the rear over the former gravel pit. Internally a large sitting room, attractive kitchen dining room, utility room, shower, three bedrooms and family bathroom are found. Viewing is essential to appreciate the space and location the property offers.



Property

Entering the property via the spacious porch the feeling of space and superb natural light that flow throughout the bungalow are instantly apparent. The porch provides the ideal spot for our coats and boots whilst a door opens to the main hallway. The hallway runs through the centre of the property giving access to the versatile main accommodation. Set to our right we find our two superb main living areas. The sitting room offers superb proportions and enjoys two large windows that fill the room with light whilst a feature window looks through the entrance porch. A feature fireplace offers a cosy focal point to this spacious room. Back in the hall we pass two useful storage cupboards and head into the kitchen/dining room. An attractive range of modern units offer excellent storage and working space above. A fitted oven, hob and extractor are found along with an integral fridge and dishwasher. Further storage is found in the airing cupboard whilst the oil boiler is set to the original chimney. Ample space is left for family dining and two windows look onto the side aspect. From here a door leads us into the utility room which in-turn opens to the garden and shower room where a shower, wash basin and w/c feature. back in the hall we find all three bedrooms set to the left of the property overlooking the gardens. At the front the well proportioned master bedroom enjoys two windows that fill the room with natural light. The second two bedrooms are accessed at the head of the hall providing a great feeling of separation. The slightly larger looks to the side aspect whilst bedroom three again enjoys two large windows looking to the side and rear. The family bathroom is set to the centre of the bungalow and echoes the modern finish and quality fittings found throughout. A low level bath sits next to a vanity unit housing the sink and w/c whilst tiled flooring complements the space and completes the accommodation.







Outside

Approaching the bungalow via this quiet road we are welcomed via the driveway which passes the front gardens and extends to the side of the property offering superb parking and providing vehicular access to the rear garden if needed. A path leads us along the front of the bungalow and to the front door. The front garden is laid to lawn with a range of native flowers and bulbs that fill the space with colour and scent. Established trees and shrubs form a soft boundary to the road. The garden continues to the side of the bungalow where a fence divides the front and rear. At the rear the garden offers superb privacy whilst enjoying open views over the former gravel pits. The ground is mainly laid to lawn again framed with a variety of perennial plants and shrubs. A garden shed and the oil tank are in situ whilst timber fencing enclosed the space.

Location

Burgh St Peter is approximately six miles from the market town of Beccles, with its excellent range of shopping facilities and railway station which provides a link to Lowestoft and the Ipswich London line. Burgh St Peter Staithe is only a short walk away where you have access to the River and The Waveney Inn a delightful riverside bar & restaurant. There are also plenty of green lane and riverside walks available in the area with the marshes providing a large range of wildlife and a wealth of bird life. The cathedral city of Norwich is just a 30 min drive north and the heritage coastline at Southwold is approximately 40 mins by car.

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, Oil Central Heating. Private Drainage (treatment plant).

Energy Rating: E

Local Authority:

South Norfolk Council

Tax Band: E

Postcode: NR34 0BG

Tenure

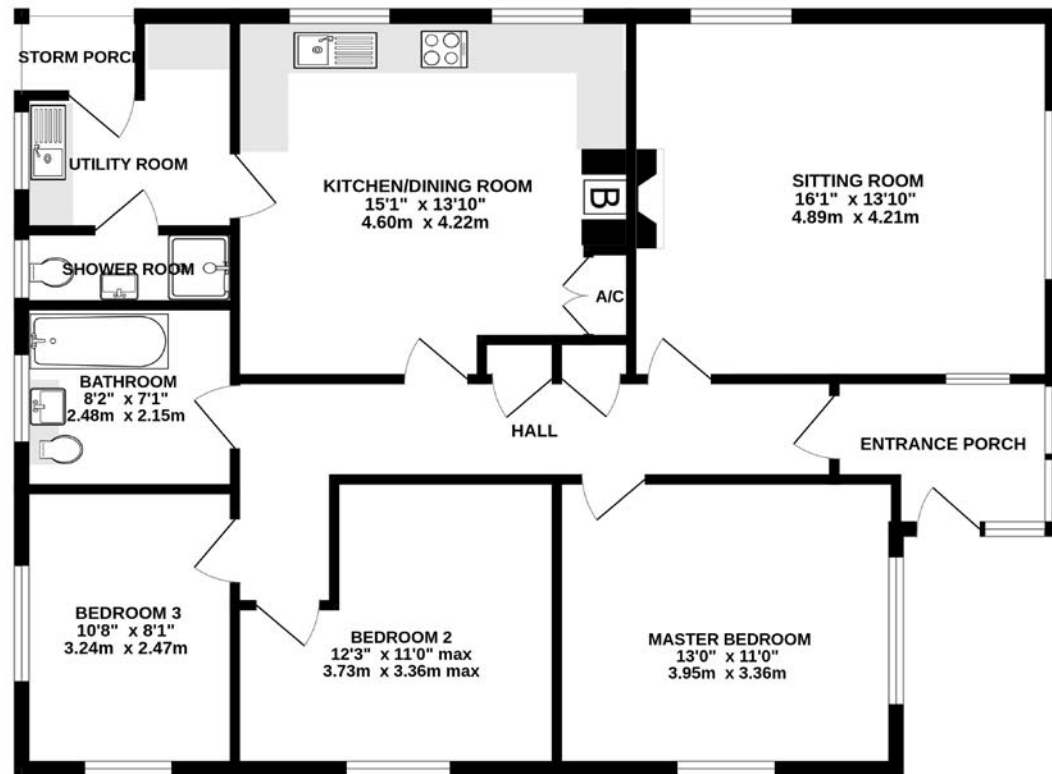
Vacant possession of the freehold will be given upon completion.

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: £325,000

GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

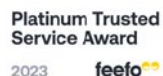
Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

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.



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk

NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk