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Manor Road
Bungay, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

An excellent opportunity to purchase this deceptively spacious two bedroom home. The property boasts, bright, spacious accommodation whilst a larger than average rear garden enjoys a south/westerly aspect and at the front we find off road parking. Internally the living space leads from a large entrance hall where we find a 17.ft sitting/dining room, generous kitchen/breakfast room and a separate utility room. On the first floor two fantastic double bedrooms and the shower room are found. Viewing is essential to appreciate the space and value for money this property offers.

Accommodation comprises briefly:

- Storm Porch
- Entrance Hall
- 17.ft Sitting/Dining Room
- Kitchen/Breakfast Room
- Master Bedroom
- Bedroom Two (double)
- Shower Room
- Generous South/Westerly Facing Rear Garden
- Off Road Parking



Property

Stepping under the large storm porch we pass two brick store rooms before heading through the front door of this family home where we are first welcomed by the main entrance hall. Instantly the feeling of space that runs throughout the home is apparent. Stairs rise to the first floor with a large storage area below. To our right a door opens to the sitting/dining room whilst straight ahead we find the kitchen/breakfast room. Timber effect flooring runs throughout the hall and sitting room bringing continuity and adding the the feeling of space. Stepping into the sitting/dining room the natural light in the room is delightful. A large window looks to the front aspect whilst French doors lead out to the patio and garden. At over 17.ft this versatile room is perfect for family living and entertaining. Back in the hall we pass the stairs before stepping into the kitchen/breakfast room. A range of wall and base units are set against contrasting work surfaces and tiled flooring. Space is made for the kitchen appliances and our sink is set below a window looking onto the garden. A door opens to the utility room where further units provide space for the laundry appliances and a door leads out to the garden. On the first floor the landing leads to all of the rooms. At the head of the stairs we find the shower room. Set to the rear of the property the first of the two large double rooms enjoys a window to the rear aspect and houses the modern gas combination boiler. Set to the front of the house we find the large master bedroom which enjoys a large window to the front aspect.







Outside

Approaching the front of the property from Manor Road we find a generous driveway set to the frontage, the driveway offers parking for two cars one of these spaces currently gives home to a superb bike/electric buggy store with remote controlled door and ramp access. Two brick store sheds are set under the storm porch which leads us to the front door. The rear garden, typical of these homes is of superb proportions and enjoys a south/westerly aspect making the most of the sun throughout the afternoon and evening. From the sitting room French doors open to the patio area as does the utility room. From the patio a path leads between the generous lawned garden. At the foot of the garden we find a large timber shed/workshop and a gate providing rear access.

Location

This property is situated on the edge of Bungay, close to the schools and sports centre yet within walking distance of the Town Centre. 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

Mains Electricity, Water & Drainage. Gas Fired Combination Boiler (fitted Sept '22).

Energy Rating: TBC

Local Authority:

East Suffolk Council

Tax Band: A

Postcode: NR35 1RU

What3Words: ///unfit.examiner.section

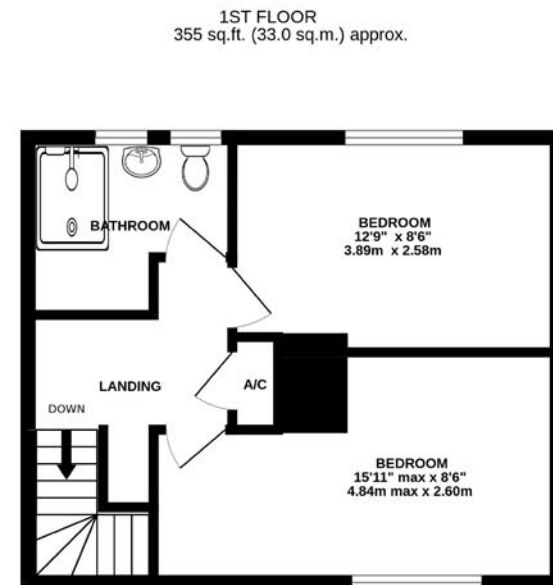
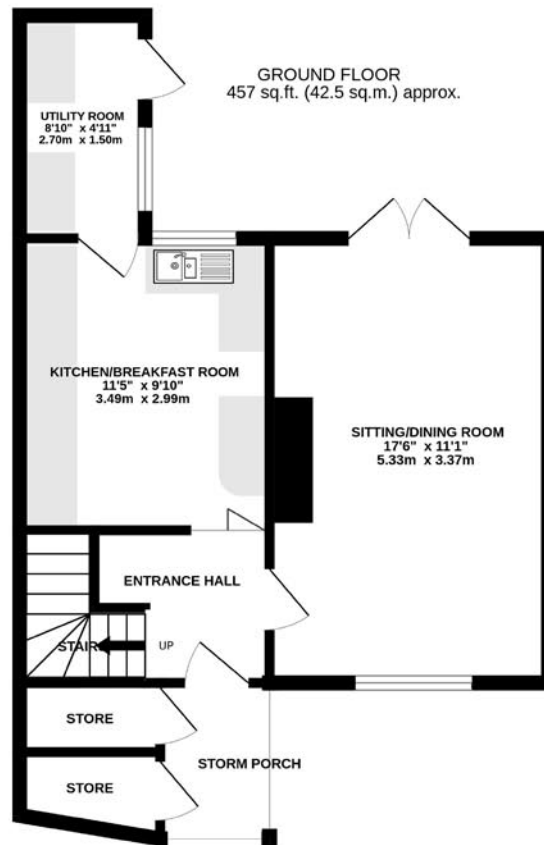
Tenure

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: £170,000



TOTAL FLOOR AREA: 812 sq.ft. (75.4 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:

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.



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