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*Throckmorton Road*  
Bungay, Suffolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



Situated at the head of the road and providing superb access to all amenities and the open country side surrounding the Waveney Valley, this spacious semi-detached home has been lovingly looked after whilst offering a superb opportunity for a new owner to put their own cosmetic stamp on the property. Boasting an open-plan kitchen and dining room, sitting room and spacious entrance hall and lobby downstairs, we have three double bedrooms upstairs along with a recently re-fitted bathroom. Outside the exceptional frontage offers the ability to create off road parking (stpp) whilst at the rear the extensive garden enjoys a large patio, lawns and working area.

**Accommodation comprises briefly:**

- Entrance Hall
- Sitting Room
- Open Plan Kitchen/Dining Room
- Side Entrance Lobby
- Master Bedroom
- Two Further Double Bedrooms
- Bathroom
- Large Gardens

**Property**

Stepping through the front door of this family home we are welcomed by the entrance hall where our stairs rise to the first floor and the feeling of space and light that flow throughout is instantly apparent. Passing the stairs we find our kitchen dining space to the left and the sitting room on the right. The sitting room is generous bright room enjoying two windows looking over the front and rear gardens, heading through the hall we pass an under stairs storage area and enter the dining room. Another bright room enjoying a dual aspect as we flow open plan into the kitchen. The kitchen is fitted with a range of base units set below contrasting work tops, space is made the appliances whilst a large walk in pantry cupboard offers excellent additional storage. The modern combination boiler is wall mounted. A door to the side opens to a large entrance lobby where doors open to the front and rear gardens. Climbing the stairs to the first floor landing doors open to all of the rooms. To the left we find the first two double bedrooms the larger of which is set to the front. At the head of the stairs the recently re-fitted bathroom offers a bath with shower above whilst a modern basin and w/c are set beside. Completing the accommodation the master bedroom mirrors the size of the sitting room below and again is filled with natural light from windows to two aspects.















## Outside

Approaching the property we step through the timber gate into a superb enclosed front garden where a path leads us to the front and side of the property. The front garden is an exceptional size and framed with mature hedging and planted beds. The space offers the ability to create a large parking area (subject to a dropped kerb permission). The path leads to the front door and at the side we find the entrance lobby before stepping into the rear garden. At the rear a large brick garden shed is attached to the back of the property whilst a generous patio looks onto the lawns. A path leads us up the garden and past the lawn to the former kitchen garden where we find two large greenhouses and a former vegetable and fruit garden.

## Location

This property sits on the edge of the market town of Bungay offering superb access to the town, schools and open walks following the Waveney Valley. 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 Gas Fired combi Boiler, Electricity, Water & Drainage.

Energy Rating: TBA

## Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR35 1JN

What3Words: ///fillings.heckler.threaten

## Tenure

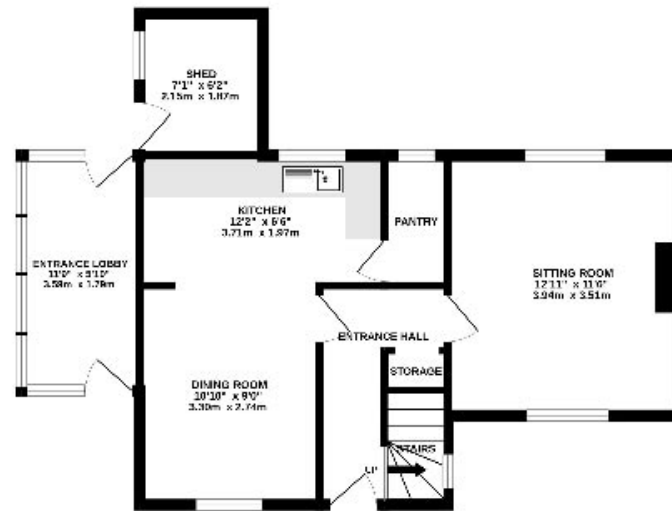
Vacant possession of the freehold will be given upon completion.

## Agents' Note

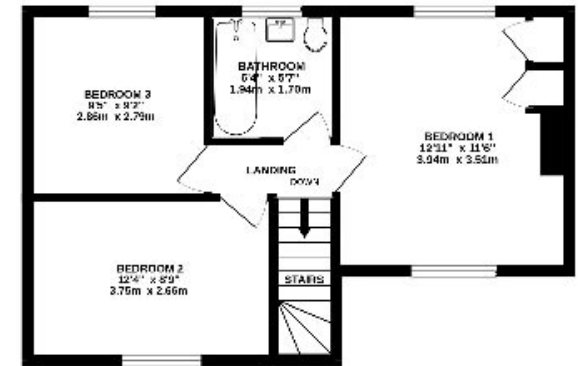
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £199,950**

GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.9 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 misstatement. 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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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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