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*Hillside Court*  
Bungay, Suffolk

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**MUSKER  
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ESTATE AGENTS



Superbly situated and immaculately presented, we are delighted to offer the rare opportunity to purchase on Hillside Court. This versatile three storey home has undergone an exceptional refurbishment by the current owners inside and out! The deceptively spacious accommodation offers ground floor guest bedroom and shower room along with a laundry room and garage/store, on the first floor the spacious living and kitchen areas lead out to the stunning gardens whilst on the second floor we find two double bedrooms and the main bathroom leading from a spacious landing/study area. Viewing is essential to appreciate the position and standard of finish on offer.

**Accommodation comprises briefly:**

- Entrance Hall • Guest Bedroom • Guest Shower Room
- Laundry Room • Sitting/Dining Room • Conservatory
- Stunning Kitchen/Breakfast Room • Master Bedroom
- Second Double Bedroom • Main Bathroom
- Garage/Store & Ample Parking • South Facing Garden

**Property**

Entering the property via the front door we are welcomed by the entrance hall where the feeling of space and exceptional amounts of light that flow throughout are instantly apparent, whilst the standard of finish that is found in every detail of the home can't help but impress. The dogleg staircase rises to the first floor and we pass the ground floor w/c before stepping into the guest bedroom, this ground floor room offers the perfect space for guests or to serve as an annexe if required, further enhanced by enjoying its own shower room leading from the inner lobby, whilst the current spacious laundry room offers the ability to serve as a kitchen area if needed. A door from the lobby also opens to the garage/store. Returning to the hall we climb the first staircase to the spacious living and kitchen areas. From the landing we take in the views over the court whilst doors open to both the kitchen/breakfast room and sitting/dining room. In the kitchen the attention to detail comes into its own. This stunning space is fitted with a modern range of wall and base units set against contrasting work surfaces and tiled flooring. The kitchen integrates a full range of appliances and boasts a large breakfast bar for informal dining. A window over the sink enjoys a view onto the gardens and a door opens to the same. Back on the landing we enter the sitting/dining room. This vast room spans the depth of the house and enjoys a dual aspect filling the space with natural light. bi-folding doors open to the conservatory further extending the space and providing the perfect spot to enjoy the garden all year round. French doors from the conservatory open to the patio. Climbing the second staircase we arrive on the spacious landing which our vendors use as a study area. A velux window offers an exceptional view over the town and doors open to all three rooms. At the rear we find our two double bedrooms filled with natural light from the large velux windows. Completing the accommodation we find the main bathroom where the standard of finish does not falter. A bath with shower over is complemented by a range of fitted vanity units that incorporate the w/c and wash basin.















## Outside

Approaching the property via Hillside Court we are welcomed by a generous brick weave drive which provides our off road parking area to the front of the property. From here the front door enters the house and the garage door opens to the garage/store. To the side of the home steps rise to the rear gardens. The rear gardens enjoy an elevated position leading from the first floor living and kitchen areas in the house. The gardens echo the exacting standard found inside and create a delightful extension of the home centred around entertaining. From both the conservatory and kitchen we step out to the spacious patio providing the perfect spot for a morning coffee. Steps lead us to the raised terrace where we pass the summer house ideally placed for the last of the evening sun. The raised terrace is framed with bespoke iron railings and offers a large entertaining area. The entire space is enclosed with timber fencing and framed with a vast variety of raised planted beds that fill the garden with colour and scent.

## Location

This attractive three storey family home is ideally situated within walking distance to all of the Town's amenities. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, cafes & bars. The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool & gym and well regarded golf club. The Cathedral City of Norwich is about 30 mins drive to the North (enjoying and hourly bus weekdays and Saturdays) and has a mainline train link to London Liverpool Street (1hr 54mins) and international airport. 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 and water & drainage.  
Gas fired central heating.

Energy Rating: TBC

## Local Authority:

East Suffolk Council  
Tax Band: C  
Postcode: NR35 1JY

## 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: £365,000**



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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Diss 01379 644822

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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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